

**AGENDA
CITY OF WATSONVILLE
JOINT COUNCIL, SUCCESSOR HOUSING AGENCY,
& SUCCESSOR AGENCY MEETING**



Working with our community to create positive impact through service with heart.

Values: Teamwork, Integrity, Honesty, Service and Respect

***Vanessa Quiroz-Carter, Mayor, District 2
Maria Orozco, Mayor Pro Tempore, District 3***

***Eduardo Montesino, Council Member, District 1
Kristal Salcido, Council Member, District 4
Casey K. Clark, Council Member, District 5
Jimmy Dutra, Council Member, District 6
Ari Parker, Council Member, District 7***

***Tamara Vides, City Manager
Samantha W. Zutler, City Attorney
Irwin I. Ortiz, City Clerk***

Location:

***City of Watsonville
City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076***

Anyone addressing the City Council is asked to fill out a speaker card and leave it at the podium for recording purposes

IF YOU CHALLENGE ANY ACTION APPEARING ON THIS AGENDA IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC MEETING DESCRIBED ON THIS AGENDA, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK PRIOR TO, OR AT, THE PUBLIC MEETING.

SPANISH INTERPRETATION WILL BE AVAILABLE

Americans with Disabilities Act



The Council Chambers is an accessible facility. If you wish to attend a meeting and you will require assistance in order to attend and/or participate, please call the City Clerk's Office at least three (3) business days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.

For information regarding this agenda, please call the City Clerk's Office at (831) 768-3040



**AGENDA
CITY OF WATSONVILLE
JOINT COUNCIL, SUCCESSOR HOUSING AGENCY, &
SUCCESSOR AGENCY MEETING**

City of Watsonville
City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076

Tuesday, October 22, 2024, 4:30 p.m.

Pages

-
1. ROLL CALL
 - 1.a MOTION TO EXCUSE ABSENT COUNCIL MEMBER(S) (If any)
 2. REPORTS TO COUNCIL -- No Action Required
 - 2.a REPORT ON PARKS & COMMUNITY SERVICES DEPARTMENT SUMMER PROGRAM HIGHLIGHTS BY RECREATION SUPERINTENDENT NEGRETE (10 minutes)
 - 2.b REPORT ON PAVEMENT MANAGEMENT PLAN BY PUBLIC WORKS & UTILITIES DIRECTOR LINDBERG

5:30 P.M.

3. CLOSED SESSION CORRESPONDENCE (IF ANY)
4. CLOSED SESSION
CLOSED SESSION ANNOUNCEMENT:

PUBLIC COMMENTS REGARDING ONLY THE CLOSED SESSION AGENDA WILL BE ACCEPTED BY THE CITY COUNCIL AT THIS TIME.

The City Council of the City of Watsonville will recess to Closed Session to discuss the matters that follow:

- 4.a CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
(Government Code Section 54956.9(d))

One potential case

CITY COUNCIL RESUMES AT 6:30 P.M.

5. ROLL CALL
6. PLEDGE OF ALLEGIANCE
7. INFORMATION ITEMS

7.a REPORT OF DISBURSEMENTS 7

7.b MISCELLANEOUS DOCUMENTS REPORT 49

8. PRESENTATIONS & ORAL COMMUNICATIONS

This time is set aside for members of the general public to address the Council on any item not on the Council Agenda, which is within the subject matter jurisdiction of the City Council. No action or discussion shall be taken on any item presented except that any Council Member may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Council will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report.

ALL SPEAKERS ARE ASKED TO FILL OUT A SPEAKER CARD & LEAVE IT AT THE PODIUM. SPEAKERS ARE ASKED TO ANNOUNCE THEIR NAME AND DISTRICT IN WHICH THEY LIVE IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.

8.a ORAL COMMUNICATIONS FROM THE PUBLIC (2 MINUTES EACH)

8.b ORAL COMMUNICATIONS FROM THE COUNCIL (2 MINUTES EACH)

8.c REPORT OUT OF CLOSED SESSION

8.d MAYOR'S PROCLAMATION RECOGNIZING FRUITION BREWING

8.e MAYOR'S PROCLAMATION RECOGNIZING CLAUDIO FRANÇA BRAZILIAN JIU-JITSU & ITS OWNERS CLAUDIO FRANÇA & THOMAS RUMSEY

8.f MAYOR'S PROCLAMATION RECOGNIZING CLASSIC CALAVERA TATTOO & ITS OWNER PEPE NUÑEZ

8.g PRESENTATION BY FRANCISCO ESTRADA REGARDING FRIENDS OF WATSONVILLE PARKS & COMMUNITY SERVICES "BUY A BRICK" CAMPAIGN (5 Minutes)

8.h UPDATE ON CARE ACT IMPLEMENTATION BY NICOLE COBURN, ASSISTANT COUNTY ADMINISTRATIVE OFFICER (15 Minutes) 71

9. CONSENT AGENDA

All items appearing on the Consent Agenda are recommended actions that are considered to be routine and will be acted upon as one motion. Any items removed will be considered immediately after the motion. The Mayor will allow public input prior to the approval of the Consent Agenda.

PUBLIC INPUT (2 MINUTES EACH)

9.a MOTION APPROVING MINUTES OF OCTOBER 5 & 8, 2024 88

9.b ORDINANCE RELATING TO VEHICLE TOWING SERVICES 98
PASS AN ORDINANCE AMENDING SECTIONS 4-11.09 (GATE FEES) & 4-11.15 (RESPONSE TIME) & REPEALING SECTION 4-11.30 (SERVICE FEES) OF CHAPTER 11 (VEHICLE TOWING SERVICES) OF TITLE 4

(PUBLIC SAFETY) OF THE WATSONVILLE MUNICIPAL CODE RELATING TO VEHICLE TOWING SERVICES

- 9.c **APPROVE PLANS & SPECIFICATIONS & CALL FOR BIDS FOR THE CONSTRUCTION OF A FUEL DISPENSER CONTAINMENT (Recommended by Airport Director Williams)** 102
RESOLUTION APPROVING PLANS & SPECIFICATIONS & CALLING FOR BIDS FOR THE WATSONVILLE MUNICIPAL AIRPORT FUEL DISPENSER CONTAINMENT, PROJECT NO. AIRPORT 910-7855-14900
- 9.d **APPROVE THIRD AMENDMENT TO EMPLOYMENT CONTRACT WITH IRWIN IVAN ORTIZ FOR EMPLOYMENT AS CITY CLERK** 106
RESOLUTION APPROVING THIRD AMENDMENT TO EMPLOYMENT CONTRACT BETWEEN THE CITY OF WATSONVILLE & IRWIN IVAN ORTIZ FOR EMPLOYMENT AS CITY CLERK
- 9.e **APPROVE FIRST AMENDMENT TO CONTRACT WITH SWT ENGINEERING, INC. TO CONTINUE PROVIDING ENGINEERING CONSULTING SERVICES FOR LANDFILL PHASE IV GROUNDWATER PROTECTION SYSTEM & PHASE III FINAL CLOSURE (Recommended by Public Works & Utilities Director Lindberg)** 109
RESOLUTION APPROVING FIRST AMENDMENT TO CONTRACT WITH SWT ENGINEERING, INC., FOR ENGINEERING CONSULTANT SERVICES FOR THE LANDFILL PHASE IV MODULE 1 GROUNDWATER PROTECTION SYSTEM & PHASE III FINAL CLOSURE CONSTRUCTION PROJECT, NO. SW-23-14969, AMENDING THE SCOPE OF WORK, ADDING TO THE COMPENSATION AMOUNT BY \$142,399
- 9.f **APPROVE FIRST AMENDMENT TO CONTRACT WITH SENSUS METERING SYSTEMS, INC., FOR PURCHASE & INSTALLATION OF WATER METER READING RADIO TOWER (Recommended by Public Works & Utilities Director Lindberg)** 124
RESOLUTION APPROVING FIRST AMENDMENT WITH SENSUS METERING SYSTEMS, INC., DBA SENSUS USA, INC., FOR THE PURCHASE & INSTALLATION OF WATER METER READING RADIO SUPPORT TOWER & EQUIPMENT AT THE CORRALITOS FILTER PLANT & PAJARO DUNES; ADDING TO THE COMPENSATION AMOUNT BY \$15,000; & AUTHORIZING & DIRECTING THE CITY MANAGER TO EXECUTE SAME (FUNDED FROM WATER FUND)
- 9.g **SOLE SOURCE PURCHASE OF REFUSE & RECYCLE ROLL-OUT CARTS FROM OTTO ENVIRONMENTAL SOLUTIONS (Recommended by Public Works & Utilities Director Lindberg)** 130
RESOLUTION APPROVING SOLE SOURCE PURCHASE FROM DURAMAX HOLDINGS LLC DBA OTTO ENVIRONMENTAL SYSTEMS, FOR RESIDENTIAL REFUSE & RECYCLING ROLL-OUT CARTS, IN AN AMOUNT NOT TO EXCEED \$163,260; & AUTHORIZING & DIRECTING THE CITY MANAGER TO EXECUTE SAME (FUNDED FROM SOLID WASTE ENTERPRISE FUND)
- 9.h **AWARD PROFESSIONAL SERVICES CONTRACT TO URBAN FUTURES INC. FOR MUNICIPAL FINANCIAL ADVISORY SERVICES (Recommended** 139

by Administrative Services Director Duran)

RESOLUTION AWARDED PROFESSIONAL SERVICES CONTRACT TO URBAN FUTURES, INC. FOR MUNICIPAL FINANCIAL ADVISORY SERVICES, IN AN AMOUNT NOT TO EXCEED \$300,000

- 9.i **ACCEPT GRANT FROM SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION FOR THE OHLONE PARKWAY STREET IMPROVEMENTS (Recommended by Public Works & Utilities Director Lindberg)** 163
RESOLUTION ACCEPTING \$1,129,518 IN GRANT FUNDS FROM THE SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION (SCCRTC) FOR THE OHLONE PARKWAY STREET IMPROVEMENTS; AUTHORIZING THE CITY MANAGER TO NEGOTIATE & EXECUTE ALL AGREEMENTS & ANY AMENDMENTS NECESSARY; & APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND [0206]
- 9.j **AUTHORIZE & DIRECT CITY MANAGER ON BEHALF OF THE CITY TO SUBMIT AN APPLICATION FOR GRANT FUNDING THROUGH THE STATE OF CALIFORNIA CANNABIS EQUITY GRANT TO SUPPORT CANNABIS EQUITY BUSINESSES** 170
RESOLUTION AUTHORIZING & DIRECTING THE CITY MANAGER ON BEHALF OF THE CITY OF WATSONVILLE TO SUBMIT AN APPLICATION FOR GRANT FUNDING OF \$500,000 THROUGH THE STATE OF CALIFORNIA CANNABIS EQUITY GRANT TO SUPPORT CANNABIS EQUITY BUSINESSES IN THE CITY OF WATSONVILLE, & IF AWARDED, APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND, TO EXECUTE & SUBMIT ALL DOCUMENTS INCLUDING, BUT NOT LIMITED TO APPLICATIONS, AGREEMENTS, & PAYMENT REQUESTS, WHICH MAY BE NECESSARY
- 9.k **APPOINT VANESSA MELDAHL TO THE PLANNING COMMISSION** 172
RESOLUTION APPOINTING VANESSA MELDAHL TO THE CITY OF WATSONVILLE PLANNING COMMISSION
- 9.l **APPOINT DANIELA HERNANDEZ AS YOUTH REPRESENTATIVE TO THE LIBRARY BOARD OF TRUSTEES & ISABELLA ALVARADO AS YOUTH REPRESENTATIVE TO THE PARKS & RECREATION COMMISSION** 176
RESOLUTION APPOINTING DANIELA HERNANDEZ AS THE YOUTH REPRESENTATIVE TO THE LIBRARY BOARD OF TRUSTEES & ISABELLA ALVARADO AS THE YOUTH REPRESENTATIVE TO THE PARKS & RECREATION COMMISSION
10. **ITEMS REMOVED FROM CONSENT AGENDA**
11. **REPORTS TO COUNCIL (Continued) -- No Action Required**
- 11.a **WATSONVILLE CIVIC CENTER LIBRARY ROOFTOP ADDITION PROJECT UPDATE BY MATTHEW EVANS, ARCHITECT AT THE KPA GROUP** 180
- 11.b **REPORT BY PUBLIC WORKS & UTILITIES DIRECTOR LINDBERG ON CITYWIDE LIGHTING ASSESSMENT**

12. PUBLIC HEARINGS, ORDINANCES, & APPEALS

- 12.a TEXT AMENDMENTS TO WATSONVILLE MUNICIPAL CODE CHAPTER 5-49 (CANNABIS EQUITY PROGRAM) & CHAPTER 14-53 (CANNABIS FACILITIES)** 192
- 1) Staff Report by Associate Planner Carmona
 - 2) City Council Clarifying & Technical Questions
 - 3) Public Comments
 - 4) Motion
 - 5) City Council Deliberation on Motion
 - 6) By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Amending Certain Sections of Chapter 49 (Cannabis Equity Program) of Title 5 (Public Welfare, Morals, & Conduct) of the Watsonville Municipal Code Regarding the Cannabis Equity Program
 - 7) By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Amending Certain Sections of Chapter 53 (Cannabis Facilities) of Title 14 (Zoning) of the Watsonville Municipal Code Regarding the Cannabis Equity Program
- 12.b DENSITY BONUS, MAJOR SUBDIVISION, & TENTATIVE MAP FOR A 13-LOT SUBDIVISION LOCATED AT 36 AIRPORT ROAD (APN: 015-391-20 &19)** 253
- 1) Staff Report by Principal Planner Orbach
 - 2) City Council Clarifying & Technical Questions
 - 3) Public Comments
 - 4) Motion
 - 5) City Council Deliberation on Motion
 - 6) Action on Resolution Approving a Density Bonus (PP2023-6034) for a 13-Unit Subdivision Located at 36 Airport Road (APN: 015-391-20 &19) & Finding the Project Categorically Exempt Under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15332 (In-Fill Exemption)
 - 7) Action on Resolution Approving a Major Subdivision, & Tentative Map for Evan Circle, Tract 1518, Phase III (PP2023-6034) for a 13-Unit Subdivision Located at 36 Airport Road (APN: 015-391-20 &19) & Finding the Project Categorically Exempt Under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15332 (In-Fill Exemption)
- 12.c DENSITY BONUS, MAJOR SUBDIVISION, & TENTATIVE MAP FOR A 5-LOT SUBDIVISION LOCATED AT EVAN CIRCLE (APN: 015-391-43 & 49)** 334
- 1) Staff Report by Principal Planner Orbach
 - 2) City Council Clarifying & Technical Questions
 - 3) Public Comments
 - 4) Motion
 - 5) City Council Deliberation on Motion
 - 6) Action on Resolution Approving a Density Bonus (PP2024-6731) for a Five-Lot Subdivision Located at Evan Circle (APN: 015-391-43 & 49) &

Finding the Project Categorically Exempt Under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15332 (In-Fill Exemption)

7) Action on Resolution Approving a Major Subdivision & Tentative Map for Evan Circle – Phase II for a Five-Lot Subdivision Located at Evan Circle (APN: 015-391-43 & 49) & Finding the Project Categorically Exempt Under the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15332 (In-Fill Exemption)

13. NEW BUSINESS

13.a STUDY SESSION ON WATSONVILLE MUNICIPAL CODE CHAPTER 14-41 - DRIVE-THROUGH FACILITY RESTRICTIONS

- 1) Oral Report by Principal Planner Orbach
- 2) City Council Clarifying & Technical Questions
- 3) Public Input
- 4) Motion (if any)
- 5) City Council Deliberation on Motion

14. EMERGENCY ITEMS ADDED TO AGENDA

15. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

16. ADJOURNMENT

This agenda was posted in accordance with the California Ralph M. Brown Act. The agenda packet can be accessed on the City of Watsonville website at <https://watsonville.gov/2123/City-Council-Agendas-Minutes> and is available for public inspection in the City Clerk's Office (275 Main Street, 4th Floor during normal business hours). Any materials related to an item on this Agenda submitted to the Council after the distribution of the agenda packet will be made available to the public in accordance with Government Section 54957.5.



CITY OF WATSONVILLE
CHECK REGISTER FOR THE PERIOD 9/25/2024 THROUGH 10/9/2024

Fund #	Vendor Name	Amount
0120	TRUST FUND	\$1,027.00
0130	PAYROLL FUND	\$870,209.98
0150	GENERAL FUND	\$866,635.84
0170	INVESTMENT FUND	\$2,044.00
0201	MEASURE R FUND	\$817.02
0204	RDA HOUSING FUND	\$161.21
0205	CDBG FUND	\$456.00
0221	AFFORDABLE HOUSING FUND	\$57.14
0246	CIVIC CENTER FUND	\$12,694.92
0260	SPECIAL GRANT FUND	\$19,731.83
0305	GAS TAX FUND	\$23,922.54
0309	PARKING FUND	\$8,575.87
0310	MEASURE Y FUND	\$80,571.71
0312	MEASURE D - TRANSPORTATION FUND	\$33,029.00
0354	LLMAD FUND	\$450.39
0710	WASTE WATER FUND	\$1,451,811.02
0720	WATER FUND	\$1,024,997.64
0730	AIRPORT FUND	\$38,183.69
0740	SOLID WASTE FUND	\$36,593.15
0741	LANDFILL CLOSURE FUND	\$916,685.10
0760	MSC INTERNAL SERVICE FUND	\$179,568.98
0765	COMPUTER REPLACEMENT FUND	\$9,997.00
0780	WORKER'S COMPENSATION FUND	\$164,446.97
0787	HEALTH INSURANCE FUND	\$35,272.24
0790	INFORMATION AND TECHNOLOGY FUND	\$20,445.52
Total	Total	\$5,798,385.76



City Of Watsonville

Check Register
For the Period 9/25/2024 through 10/9/2024

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0120	ASSOCIATION OF CALIFORNIA WATER AGENCIES	67758	10/8/2024	REFUND- 9/13/24	REFUND OF DEPOSIT FOR COMMUNITY ROOM	\$300.00
	BENTLEY, LYNN	67763	10/8/2024	REFUND- 10/3/24	BUSINESS LICENSE REFUND	\$127.00
	EL PAJARO COMMUNITY DEV CORP	67807	10/8/2024	REFUND- 9/28/24	REFUND OF DEPOSIT OF CIVIC PLAZA	\$300.00
	OMAR GALICIA JIMENEZ	67871	10/8/2024	REFUND- 8/24/24	REFUND OF DEPOSIT FOR CIVIC PLAZA	\$300.00
	Fund Total					\$1,027.00
0130	AFLAC	67723	10/4/2024	118777	Payroll Run 1 - Warrant 241004	\$7,376.22
	BENEFIT COORDINATORS CORPORATION	67724	10/4/2024	118761	Payroll Run 1 - Warrant 241004	\$4,037.54
	CA STATE DISBURSEMENT UNIT	67722	10/4/2024	118779	Payroll Run 1 - Warrant 241004	\$4,245.08
	CITY EMPLOYEES ASSOCIATION	67725	10/4/2024	118762	Payroll Run 1 - Warrant 241004	\$387.00
	COLONIAL LIFE & ACCIDENT INS	67726	10/4/2024	118763	Payroll Run 1 - Warrant 241004	\$121.14
	COUNTY OF SANTA CRUZ-SHERIFF-CORONER	67727	10/4/2024	118764	Payroll Run 1 - Warrant 241004	\$50.00
	ICMA RETIREMENT TRUST 457	67716	10/4/2024	118768	Payroll Run 1 - Warrant 241004	\$4,499.87
		67717	10/4/2024	118827	Payroll Run 1 - Warrant 241004	\$67,106.32
	MASSMUTUAL FINANCIAL GROUP	67728	10/4/2024	118765	Payroll Run 1 - Warrant 241004	\$3,202.72
	OPERATING ENGINEERS LOCAL #3	67729	10/4/2024	118769	Payroll Run 1 - Warrant 241004	\$5,451.00
	PRE-PAID LEGAL SERVICES INC.	67730	10/4/2024	118780	Payroll Run 1 - Warrant 241004	\$51.80
	PROF FIRE FIGHTERS-WATSONVILLE	67731	10/4/2024	118770	Payroll Run 1 - Warrant 241004	\$2,550.00
	PUBLIC EMP RETIREMENT SYSTEM	67719	10/4/2024	118771	Payroll Run 1 - Warrant 241004	\$337,600.43
	SEIU LOCAL 521	67732	10/4/2024	118772	Payroll Run 1 - Warrant 241004	\$20.00



City Of Watsonville

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For the Period 9/25/2024 through 10/9/2024

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0130	SEIU LOCAL 521	67733	10/4/2024	118818	Payroll Run 1 - Warrant 241004	\$998.93
	STATE OF CALIFORNIA TAX BOARD	67734	10/4/2024	118774	Payroll Run 1 - Warrant 241004	\$941.01
	UPEC	67735	10/4/2024	118766	Payroll Run 1 - Warrant 241004	\$1,136.25
	WAGeworks INC	67736	10/4/2024	118778	Payroll Run 1 - Warrant 241004	\$3,073.73
	WASHINGTON STATE COUNCIL OF FIRE FIGHTERS EMPLOYEE	67718	10/4/2024	118767	Payroll Run 1 - Warrant 241004	\$1,523.28
	WATSONVILLE POLICE ASSOCIATION	67737	10/4/2024	118775	Payroll Run 1 - Warrant 241004	\$6,512.00
	WIRE TRANSFER-IRS	67721	10/4/2024	118776	Payroll Run 1 - Warrant 241004	\$347,285.63
	WIRE TRANSFER-STATE OF CALIFORNIA	67720	10/4/2024	118773	Payroll Run 1 - Warrant 241004	\$72,040.03
	Fund Total					\$870,209.98
0150	4LEAF INC.	67738	10/8/2024	J0703-24H	FIRE PLAN REVIEW/BLDG INSPECT/	\$5,138.25
	A L LEASE COMPANY, INC	67739	10/8/2024	9/30/24	PARTS	\$41.96
	A-1 JANITORIAL SERVICE	67741	10/8/2024	8913	JANITORIAL SERVICES AT MSC CY2	\$268.93
		67741	10/8/2024	8913	JANITORIAL SERVICES AT MSC CY2	\$622.84
		67741	10/8/2024	8914	JANITORIAL SERVICE - SEPTMBER	\$975.00
	AGILE OCCUPATIONAL MEDICINE, PC	67743	10/8/2024	EM029404	DOT PHYSICAL/ PRE-EMPLOYMENT	\$3,690.00
	AIR UNLIMITED	67744	10/8/2024	352832	INV#352832 TRAFFIC OPS PROPANE 35 GAL ON 10-1-2024	\$152.56
	ALLSTAR FIRE EQUIPMENT, INC	67746	10/8/2024	256918	PARTS	\$59.00
	AMAZON CAPITAL SERVICES	67748	10/8/2024	1PYG-WRGT-76YK	SUPPLIES	\$65.70
	AMERICAN SOCCER COMPANY, INC.	67751	10/8/2024	6872154	INV#6872154 ;09/18/2024; SOCCER JERSEYS FOR 2024 F	\$5,472.34



City Of Watsonville

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Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount	
0150	ANGEL O. MAGANA	67754	10/8/2024	#15	CUSTODIAL SERVICES AT WRC AND	\$2,000.00	
	ARROWHEAD FORENSICS	67757	10/8/2024	174278	EVIDENCE SUPPLIES	\$149.73	
	ASCOT SPECIAL EVENTS	67677	10/2/2024	7/15/24- STRAW FEST	Provide infrastructure and equ	\$29,520.88	
	AT&T		67678	10/2/2024	292375992-9/24/24	TV AND INTERENT	\$265.46
			67759	10/8/2024	138890696_2024 09	TV/INTERNET	\$246.12
	AT&T-CAL NET 2		67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$179.71
			67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$65.93
			67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$109.34
			67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$47.91
			67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$850.67
			67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$30.42
			67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$98.91
			67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$2,384.72
			67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$19.60
			67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$89.71
67760	10/8/2024	000022341581	PAL CHARGES FROM 08/24/24-09/23/24	\$88.15			



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0150	BAVCO	67761	10/8/2024	292965	PARTS	\$7,276.43
	BAYSPORT INC	67679	10/2/2024	CB240421	ON SITE LAB	\$240.00
		67762	10/8/2024	CB240465	FIRE DEPT EXAMS	\$705.00
	BEWLEY'S CLEANING, INC.	67764	10/8/2024	012565	FIRE STATION AND LANDFILL CLEANING SERVICES	\$269.39
		67764	10/8/2024	012564	2ND FLOOR CIVIC AND 231 UNION PARKS	\$2,310.00
		67764	10/8/2024	012562	4TH FLOOR CIVIC PLAZA PUBLIC AND ADMIN	\$311.54
	BODY BY HANK	67766	10/8/2024	17826154	PARTS AND LABOR	\$13,585.56
	CALIFORNIA ARMED GUARDS	67769	10/8/2024	HR0353	INV#HR0353; 7/16/2024; SECURITY SERVICES FOR PRIVA	\$420.00
		67769	10/8/2024	HR0352	INV#HR0352; 7/16/2024; SECURITY SERVICES FOR PRIVA	\$560.00
		67769	10/8/2024	HR0351	INV#HR0351; 7/16/2024; SECURITY SERVICES FOR PRIVA	\$210.00
		67769	10/8/2024	HR0350	INV#HR0350; 7/16/2024; SECURITY SERVICES FOR PRIVA	\$175.00
	CALLANDER ASSOCIATES LANDSCAPE ARCHITECTURE, INC.	67770	10/8/2024	23010-14	PARK FACILITY ASSESSMENT STUDY	\$886.05
	CASSIDY'S PIZZA	67773	10/8/2024	5396	PIZZA	\$60.35
		67773	10/8/2024	5455	Pizza for TAC Orientation	\$53.33
	CDW GOVERNMENT, INC.	67774	10/8/2024	AA7155N	MONITOR FOR GENO	\$265.93
	CELEBRATIONS PARTY AND RENTAL STORE	67775	10/8/2024	229851958	Youth Center snow cone supplies.	\$50.54
	CENTRAL COAST LANDSCAPE & MAINTENANCE	67776	10/8/2024	25610	MAINTENANCE	\$424.00
	CHARTER COMMUNICATIONS	67780	10/8/2024	170045401091424	TV AND INTERNET SERVICE	\$305.28



City Of Watsonville

Check Register
For the Period 9/25/2024 through 10/9/2024

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	CHARTER COMMUNICATIONS	67780	10/8/2024	170045401091424	TV AND INTERNET SERVICE	\$186.12
		67780	10/8/2024	170045401091424	TV AND INTERNET SERVICE	\$43.13
		67779	10/8/2024	170045401081424	INTERNET SERVICE	\$610.56
		67779	10/8/2024	170045401081424	INTERNET SERVICE	\$372.24
		67779	10/8/2024	170045401081424	INTERNET SERVICE	\$86.26
	CHAZ TOWING	67781	10/8/2024	86774	TOW	\$217.50
	CORRALITOS FEED AND PET SUPPLIES, INC.	67790	10/8/2024	220000595363	INV#220000595363; 8/9/2024; STRAWBERRY FESTIVAL :	\$1,814.00
	COUNTY OF SANTA CRUZ HEALTH SERVICES AGENCY	67681	10/2/2024	2311	EMT RECERTIFICATION- AARON NETZEL	\$100.00
	COUNTY OF SANTA CRUZ-CLERK OF THE BOARD	67792	10/8/2024	091824	FILING FEE FOR NOTICE OF EXEMPTION, 214 UNION ST.	\$50.00
	COUNTY OF SANTA CRUZ-SHERIFF-CORONER	67793	10/8/2024	2025-WPD	2025-WPD SART PROGRAM	\$81,521.00
	CRIME SCENE CLEANERS INC	67794	10/8/2024	90288	DRYING CAB	\$150.00
	CROSSROADS SOFTWARE INC.	67795	10/8/2024	7775	CROSSROADS	\$2,000.00
	CSG CONSULTANTS, INC	67796	10/8/2024	58068	ON-CALL ENGINEERING BUILDING P	\$7,840.00
		67796	10/8/2024	58178	FIRE PLAN REVIEW/BLDG INSPECT/	\$8,928.00
		67796	10/8/2024	58179	FIRE PLAN REVIEW/BLDG INSPECT/	\$4,939.00
		67796	10/8/2024	B241660	FIRE PLAN REVIEW/BLDG INSPECT/	\$754.00
	CUMMING MANAGEMENT GROUP	67797	10/8/2024	153509	PROFESSIONAL SERVICES	\$3,932.00
	DIXON & SONS TIRES INC.	67802	10/8/2024	9/29/24	TIRES	\$25.00
		67802	10/8/2024	9/29/24	TIRES	\$1,021.78
		67802	10/8/2024	9/29/24	TIRES	\$302.03



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0150	DIXON & SONS TIRES INC.	67802	10/8/2024	9/29/24	TIRES	\$25.00
	DUTRA, JIMMY	67682	10/2/2024	TRVL- 10/16/24	COUNCIL- LOC: ANNUAL CONF AND EXPO	\$196.67
	EBSCO INFORMATION SERVICES	67805	10/8/2024	0578700	SUBSCRIPTION RENEWAL - MAGAZINES	\$12,250.06
	EDUARDO VALADEZ	67806	10/8/2024	00240	VEHICLE EQUIPMENT	\$1,013.70
	EMT CERTIFICATION FUND	67683	10/2/2024	2311	EMT RECERTIFICATION- AARON NETZEL	\$42.55
	ENVISIONWARE, INC.	67809	10/8/2024	INV-US-72164	SELF CHECK MACHINE COMPUTER SERVICES	\$1,800.00
	FASTENAL COMPANY	67811	10/8/2024	CAWAT136286	PARTS	\$323.32
		67811	10/8/2024	CAWAT136372	PARTS	\$558.56
	FEDEX	67812	10/8/2024	8-627-19186	SHIPPING	\$31.93
	FIRST ALARM, INC.	67814	10/8/2024	844258	231 UNION ST SERVICE	\$382.32
		67814	10/8/2024	838402	FIRE SERVICE	\$48.56
		67814	10/8/2024	842404	114 E 5TH ST, 240 AIRPORT, 100 AVIATION, 30 MAPLE	\$353.55
		67814	10/8/2024	842404	114 E 5TH ST, 240 AIRPORT, 100 AVIATION, 30 MAPLE	\$450.00
		67814	10/8/2024	842404	114 E 5TH ST, 240 AIRPORT, 100 AVIATION, 30 MAPLE	\$31.68
		67814	10/8/2024	835566	FIRE SERVICE	\$67.17
	GALE CENGAGE LEARNING	67818	10/8/2024	84720997	BOOKS	\$59.24
		67818	10/8/2024	85336984	BOOKS	\$215.94
	GALLS, LLC	67819	10/8/2024	028599819	CREDIT MEMO 028853423	\$83.16
	GREEN RUBBER-KENNEDY AG	67823	10/8/2024	9/31/24	SUPPLIES	\$129.39



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0150	GRIFFIN STRUCTURES, INC.	67824	10/8/2024	GSI-WRPCM-36	Project Managment Services for	\$15,509.66
	GROCERY OUTLET	67825	10/8/2024	TRANS: 0132-9/18/24	FOOD PURCHASES	\$41.60
	HARBOR FREIGHT TOOLS	67827	10/8/2024	70361D94	SUPPLIES	\$231.23
	HARRIS & ASSOCIATES INC.	67828	10/8/2024	64284	ON-CALL PROFESSIONAL ENGINEERI	\$26,349.00
	HDL COREN & CONE	67671	9/25/2024	SIN043309	SIN043309 ACFR STAT PACKAGE	\$695.00
		67671	9/25/2024	SIN041422	SIN041422 PROPERTY TAX-SEPT 24	\$3,444.84
		67671	9/25/2024	SIN038276	SIN038276 PROPERTY TAX APR-JUN 24	\$3,444.84
	HOME DEPOT CREDIT SERVICES	67685	10/2/2024	5839-9/13/24	SUPPLIES	\$73.59
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$52.52
		67685	10/2/2024	5839-9/13/24	SUPPLIES	(\$21.91)
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$246.34
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$197.35
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$200.02
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$51.54
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$104.02
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$238.89
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$16.23
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$34.48
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$16.44
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$262.30
67685	10/2/2024	5839-9/13/24	SUPPLIES	(\$262.30)		



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0150	HOME DEPOT CREDIT SERVICES	67685	10/2/2024	5839-9/13/24	SUPPLIES	(\$21.92)
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$87.26
	HOUSE OF THUNDER HARLEY DAVIDSON	67830	10/8/2024	326816	MOTOR REPAIR	\$2,134.34
	IMELDA BERENICE RODRIGUEZ	67831	10/8/2024	3870936	REFUND FOR BOOK	\$39.00
	JOHNSON, ROBERTS, & ASSOC, INC.	67835	10/8/2024	154457	CONSULTANT SERVICES	\$58.50
	LA SELVA	67840	10/8/2024	13067	CUT DOWN TREES	\$6,900.00
	MBS BUSINESS SYSTEMS	67850	10/8/2024	478199	COPIER CHARGES	\$709.48
		67850	10/8/2024	478708	COPIER CONTRACT - LITERACY	\$179.66
		67850	10/8/2024	472890	COPIER	\$508.79
	MID COAST ENGINEERS, INC.	67854	10/8/2024	4883	INV#4883 GRANT/GRANTOR RESEARCH AND GRANT DEED REC	\$1,200.00
	MID VALLEY SUPPLY	67855	10/8/2024	7/31/24	SUPPLIES	\$54.69
		67855	10/8/2024	7/31/24	SUPPLIES	\$77.34
		67855	10/8/2024	7/31/24	SUPPLIES	\$89.66
		67855	10/8/2024	7/31/24	SUPPLIES	\$58.41
		67855	10/8/2024	7/31/24	SUPPLIES	\$381.97
		67855	10/8/2024	7/31/24	SUPPLIES	\$228.58
		67855	10/8/2024	7/31/24	SUPPLIES	\$167.59
		67855	10/8/2024	7/31/24	SUPPLIES	\$976.80
		67855	10/8/2024	7/31/24	SUPPLIES	\$302.91
		67855	10/8/2024	7/31/24	SUPPLIES	\$1,090.74
67855	10/8/2024	7/31/24	SUPPLIES	\$739.07		



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0150	MID VALLEY SUPPLY	67855	10/8/2024	7/31/24	SUPPLIES	\$657.46
		67855	10/8/2024	7/31/24	SUPPLIES	\$78.49
		67855	10/8/2024	7/31/24	SUPPLIES	\$78.49
		67855	10/8/2024	7/31/24	SUPPLIES	\$36.73
		67855	10/8/2024	8/31/24	SUPPLIES	\$447.59
		67855	10/8/2024	8/31/24	SUPPLIES	\$849.63
		67855	10/8/2024	8/31/24	SUPPLIES	\$488.44
		67855	10/8/2024	8/31/24	SUPPLIES	\$459.79
		67855	10/8/2024	8/31/24	SUPPLIES	\$956.94
		67855	10/8/2024	8/31/24	SUPPLIES	\$81.08
		67855	10/8/2024	8/31/24	SUPPLIES	\$74.08
		67855	10/8/2024	8/31/24	SUPPLIES	\$289.74
		67855	10/8/2024	8/31/24	SUPPLIES	\$58.13
		67855	10/8/2024	8/31/24	SUPPLIES	\$109.77
		67855	10/8/2024	8/31/24	SUPPLIES	\$548.17
		67855	10/8/2024	8/31/24	SUPPLIES	\$175.23
		67855	10/8/2024	8/31/24	SUPPLIES	\$372.38
		67855	10/8/2024	8/31/24	SUPPLIES	\$220.60
		67855	10/8/2024	8/31/24	SUPPLIES	\$38.12
		67855	10/8/2024	8/31/24	SUPPLIES	\$292.51
67855	10/8/2024	8/31/24	SUPPLIES	\$57.78		
	MISSION LINEN SUPPLY	67861	10/8/2024	320472-8/31/24	UNIFORM RENTAL SERVICES	\$748.71



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0150	MONTESINO, EDUARDO	67956	10/9/2024	TRVL- 10/15/24	COUNCIL- LOCA ANNUAL CONFERENCE AND EXPO	\$417.89
	MORENO ROOFING CORPORATION	67865	10/8/2024	1051149	YOUTH CENTER GUTTER REPLACEMENT	\$2,350.00
	NANCY K. BOHL, INC.	67866	10/8/2024	INV101251	MENTAL HEALTH CLASS	\$1,400.00
	NICOLAS CALUBAQUIB	67867	10/8/2024	TRVL- 10/16/24	PCS- DIRECTORS ACADEMY	\$114.50
	OROZCO, MARIA R.	67688	10/2/2024	TRVL- 10/16/24	COUNCIL- LOC: ANNUAL CONF \$ EXPO	\$196.67
	OVERDRIVE	67873	10/8/2024	00910SV2420366	SUBSCRIPTION SERVICES- GCLC, QELLO	\$11.96
		67873	10/8/2024	00910CP24289919	E-BOOKS & AUDIOBOOKS	\$104.20
	PACIFIC CREST ENGINEERING, INC	67876	10/8/2024	14185	Ramsay Park renaissance Projec	\$10,770.01
	PACIFIC GAS & ELECTRIC	67710	10/2/2024	9491368495-0-10/7/24	9491368495-0-10/7/24	\$1,706.95
		67710	10/2/2024	9491368495-0-10/7/24	9491368495-0-10/7/24	\$1,706.96
		67704	10/2/2024	5060076049-5-10/7/24	5060076049-5-10/7/24	\$1,299.70
		67699	10/2/2024	4829825447-4-10/7/24	4829825447-4-10/7/24	\$80.79
		67700	10/2/2024	4287605895-1-10/7/24	4287605895-1-10/7/24	\$11.77
		67693	10/2/2024	5740377546-3-10/9/24	5740377546-3-10/9/24	\$430.94
		67695	10/2/2024	8480030300-4-10/7/24	8480030300-4-10/7/24	\$1,167.93
		67696	10/2/2024	3820804447-9-10/7/24	3820804447-9-10/7/24	\$1,209.45



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0150	PACIFIC GAS & ELECTRIC	67698	10/2/2024	0458151262-3-10/7/24	0458151262-3-10/7/24	\$351.72
		67690	10/2/2024	0418334151-2-10/9/24	0418334151-2-10/9/24	\$1,631.64
		67692	10/2/2024	7624842502-7-10/9/24	7624842502-7-10/9/24	\$114.53
	PAJARO VALLEY PRINTING	67879	10/8/2024	48210	ENVELOPES	\$653.01
	QUADIENT, INC.	67890	10/8/2024	61332616	STANDARD MAINTENANCE	\$194.09
		67890	10/8/2024	61332616	STANDARD MAINTENANCE	\$194.09
	QUENCH USA, INC.	67892	10/8/2024	INV08030870	WATER SERVICE	\$651.92
	RAINBOW CARPET & FLOORS	67894	10/8/2024	DE082124	REPLACE CARPET IN STORYTIME ROOM	\$1,750.00
	RDO EQUIPMENT CO.	67895	10/8/2024	P8688139	MOWER BLADE	\$93.24
	RETAIL MARKETING SERVICES, INC.	67896	10/8/2024	193161	SHOPPING CART RETRIEVAL SERVIC	\$900.00
	RICOH USA, INC	67673	9/25/2024	1101265898	1101265898 MONTHLY MAINT	\$12.95
		67673	9/25/2024	5070031996	5070031996 MONTHLY MAINT	\$161.29
		67673	9/25/2024	5070031996	5070031996 MONTHLY MAINT	\$161.29
		67673	9/25/2024	5070031996	5070031996 MONTHLY MAINT	\$233.90
		67673	9/25/2024	5070068042	5070068042 MONTHLY MAINT	\$62.74
		67673	9/25/2024	5070068042	5070068042 MONTHLY MAINT	\$62.74
		67673	9/25/2024	5070068042	5070068042 MONTHLY MAINT	\$41.82
		67673	9/25/2024	5070068042	5070068042 MONTHLY MAINT	\$41.82
		67673	9/25/2024	5070067927	5070067927 MONTHLY MAINT	\$54.26
	67673	9/25/2024	5070067927	5070067927 MONTHLY MAINT	\$369.64	



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0150	RICOH USA, INC	67673	9/25/2024	5070067927	5070067927 MONTHLY MAINT	\$84.21
		67673	9/25/2024	5070067927	5070067927 MONTHLY MAINT	\$22.71
		67673	9/25/2024	5070067927	5070067927 MONTHLY MAINT	\$22.71
		67673	9/25/2024	5070067927	5070067927 MONTHLY MAINT	\$15.14
		67673	9/25/2024	5070067927	5070067927 MONTHLY MAINT	\$15.16
		67673	9/25/2024	5070067655	5070067655 MONTHLY MAINT	\$18.91
		67673	9/25/2024	1101265897	1101265897 MONTHLY MAINT	\$5.89
		67673	9/25/2024	5070068470	5070068470 MONTHLY MAINT	\$145.04
		67673	9/25/2024	5070068429	5070068429 MONTHLY MAINT	\$218.49
		67673	9/25/2024	5070068308	5070068308 MONTHLY MAINT	\$36.25
	ROBERT LARSEN	67899	10/8/2024	TUITION REIMB. 9/18	FIRE- ICS 300	\$375.00
	SANTA CRUZ REGIONAL 9-1-1	67674	9/25/2024	2ND QUARTER FY24/25	2ND QUARTER FY24/25	\$4,557.50
		67674	9/25/2024	2ND QUARTER FY24/25	2ND QUARTER FY24/25	\$369,808.25
		67674	9/25/2024	1ST HALF CAPITAL	1ST HALF CAPITAL/DEBT SERVICE FY 24/25	\$107,705.50
	SERVICE PRINTERS	67914	10/8/2024	1986	OFFICE FORMS	\$489.77
	SHRED-IT USA	67916	10/8/2024	8008244691	MONTHLY SERVICE	\$138.64
		67916	10/8/2024	8008426752	MONTHLY SERVICE	\$43.29
		67916	10/8/2024	8008426752	MONTHLY SERVICE	\$118.64
		67916	10/8/2024	8008426752	MONTHLY SERVICE	\$77.96
		67675	9/25/2024	8008133433	8008133433 SERVICE	\$43.29



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0150	SHRED-IT USA	67675	9/25/2024	8008133433	8008133433 SERVICE	\$119.09	
		67675	9/25/2024	8008133433	8008133433 SERVICE	\$77.96	
	SUPERIOR ALARM COMPANY	67920	10/8/2024	175035	ALM MONITORING	\$192.00	
	TEAMDYNAMIX SOLUTIONS LLC	67921	10/8/2024	2024-19265	3 NEW TECH LICENSES FOR LIBRARY	\$1,399.83	
	TINO'S PLUMBING INC	67925	10/8/2024	148110	INV#148110; 9/17/2024; CALLAGHAN RESTROOM	\$2,800.00	
	TK ELEVATOR CORPORATION	67926	10/8/2024	3008152408	MAINTENANCE	\$5,076.26	
	TRAFFIC PATTERNS LLC	67714	10/2/2024	2024-540	STREET LIGHTING ASSESSMENT	\$17,540.00	
	U S BANK CORPORATE PAYMENT SYSTEM	67715	10/2/2024	8119-9/23/24	HOTEL- ILDA ESTRADA	\$676.52	
		67715	10/2/2024	8119-9/23/24	MOUSE PAD	\$9.87	
		67715	10/2/2024	8119-9/23/24	INK / PRINTER TONER	\$144.32	
		67715	10/2/2024	8119-9/23/24	GAAP UPDATE	\$135.00	
		67715	10/2/2024	8119-9/23/24	GFOA LEARNING MANAGEMENT SYSTEM	\$120.00	
		67715	10/2/2024	8119-9/23/24	UBER- MARISSA DURAN	\$52.87	
		67715	10/2/2024	8119-9/23/24	PARKING- MARISSA DURAN	\$125.00	
		67715	10/2/2024	8119-9/23/24	UBER- MARISSA DURAN	\$55.13	
		ULINE	67933	10/8/2024	183379685	EVIDENCE SUPPLIES	\$30.40
		UNIFIED CLEANING SERVICES INC	67934	10/8/2024	11821	JANITORIAL SERVICES	\$825.00
	UNIQUE MANAGEMENT SERVICES, INC.	67935	10/8/2024	6127585	COLLECTION AGENCY FEES	\$69.90	
	UNITED STATES TREASURY	67936	10/8/2024	2024 PCORI FEE	3035 PCORI FEE ON SELF-INSURED DENTAL PLAN	\$1,480.72	
		67936	10/8/2024	2024 PCORI FEE	3035 PCORI FEE ON SELF-INSURED DENTAL PLAN	\$278.20	



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0150	URETSKY SECURITY	67937	10/8/2024	9748	CONSULTANT SERVICE	\$1,625.46
	V & V MANUFACTURING, INC.	67939	10/8/2024	60106	PATROL SUPPLIES	\$134.81
	VANESSA QUIROZ-CARTER	67957	10/9/2024	TRVL- 10/16/24	COUNCIL- LOC ANNUAL CONF AND EXPO	\$196.67
	VERDE DESIGN, INC.	67941	10/8/2024	25-2106300	Architectural Desig for Ramsay	\$16,004.99
	VERIZON WIRELESS	67942	10/8/2024	9974516507	CELL & DATA CHARGES FOR PW	\$3.54
		67942	10/8/2024	9974508296	CELL & DATA CHARGES FOR CITY FROM 08/23/-09/22/24	\$7.37
		67942	10/8/2024	9974508296	CELL & DATA CHARGES FOR CITY FROM 08/23/-09/22/24	\$1.23
		67942	10/8/2024	9974508296	CELL & DATA CHARGES FOR CITY FROM 08/23/-09/22/24	\$190.05
		67942	10/8/2024	9974508296	CELL & DATA CHARGES FOR CITY FROM 08/23/-09/22/24	\$38.01
		67942	10/8/2024	9974508296	CELL & DATA CHARGES FOR CITY FROM 08/23/-09/22/24	\$114.03
		67942	10/8/2024	9974508296	CELL & DATA CHARGES FOR CITY FROM 08/23/-09/22/24	\$114.03
	VICTOR SANTIAGO	67910	10/8/2024	101402052-10/1/24	GILDAN 2000B	\$724.35
	WATSONVILLE PAJARONIAN	67949	10/8/2024	122778	NOTICE	\$387.80
		67949	10/8/2024	122779	NOTICE	\$487.00
		67949	10/8/2024	122777	NOTICE	\$389.40
		67949	10/8/2024	122780	NOTICE	\$372.60
		67949	10/8/2024	122352	122352 NOTICE	\$643.80
	WATSONVILLE POLICE ACTIVITIES LEAGUE	67950	10/8/2024	STRAW FEST- REV 2024	REVENUE COLLECTED AT WEST BEACH ST 8/3-8/4/24	\$11,332.00
	WEX BANK	67952	10/8/2024	99529822	FUEL	\$106.37
		67952	10/8/2024	99529822	FUEL	\$56.76



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0150	WEX BANK	67952	10/8/2024	99529822	FUEL	\$73.70
		67952	10/8/2024	99529822	FUEL	\$58.97
		67952	10/8/2024	99529822	FUEL	\$42.34
		67952	10/8/2024	99529822	FUEL	\$71.69
	Fund Total					\$866,635.84
0170	BRINKS INCORPORATED	67767	10/8/2024	12722026	TRANSPORTATION	\$2,044.00
	Fund Total					\$2,044.00
0201	AMAZON CAPITAL SERVICES	67748	10/8/2024	1L9Q-4PY3-D1YY	OUTREACH BIBLIOVAN SUPPLIES	\$54.86
	JULIE CARDOZA	67836	10/8/2024	031925	HAPPY BIRDS PERFORMANCE	\$600.00
	MID VALLEY SUPPLY	67855	10/8/2024	7/31/24	SUPPLIES	\$162.16
	Fund Total					\$817.02
0204	RICOH USA, INC	67673	9/25/2024	5070031996	5070031996 MONTHLY MAINT	\$161.21
	Fund Total					\$161.21
0205	GMS	67820	10/8/2024	301497	ANNUAL LICENSE & WARRANTY	\$456.00
	Fund Total					\$456.00
0221	RICOH USA, INC	67673	9/25/2024	5070067927	5070067927 MONTHLY MAINT	\$57.14
	Fund Total					\$57.14
0246	AIRTEC SERVICE,INC	67745	10/8/2024	30925	LABOR	\$1,204.00
	ALLIANT INSURANCE SERVICES, INC.	67747	10/8/2024	12582	SPECIAL LIABILITY INSURANCE	\$6,181.90
	HOME DEPOT CREDIT SERVICES	67685	10/2/2024	5839-9/13/24	SUPPLIES	\$32.89
	TK ELEVATOR CORPORATION	67926	10/8/2024	5002596524	MATERIALS	\$2,738.00



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0246	TK ELEVATOR CORPORATION	67926	10/8/2024	3008152408	MAINTENANCE	\$2,538.13
	Fund Total					\$12,694.92
0260	CALIFORNIA WOOD RECYCLING INC	67768	10/8/2024	0345589-IN	INV#0345589-IN CONSULTING COMPOST STUDY PERMITTING	\$1,157.50
	HOME DEPOT CREDIT SERVICES	67685	10/2/2024	5839-9/13/24	SUPPLIES	\$105.23
	SC WARRIORS LLC	67912	10/8/2024	32487249-9/15/24	GROUP TICKETS	\$1,344.00
	SSA LANDSCAPE ARCHITECTS, INC.	67918	10/8/2024	8055	City Plaza Revitalization Desi	\$13,127.60
	WALLACE GROUP, A CALIFORNIA CORPORATION	67945	10/8/2024	63250	NEW NATURE CENTER GREEN INFRAS	\$3,997.50
	Fund Total					\$19,731.83
0305	FIRST ALARM, INC.	67814	10/8/2024	838402	FIRE SERVICE	\$13.88
		67814	10/8/2024	835566	FIRE SERVICE	\$19.19
	HOME DEPOT CREDIT SERVICES	67685	10/2/2024	5839-9/13/24	SUPPLIES	\$142.32
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$503.09
	MAX NEVAREZ	67849	10/8/2024	1ST BOOT REIMB. 9/30	PW- 1ST BOOT REIMB. FY 24/25	\$200.00
	MID VALLEY SUPPLY	67855	10/8/2024	7/31/24	SUPPLIES	\$27.44
		67855	10/8/2024	8/31/24	SUPPLIES	\$29.17
	MISSION LINEN SUPPLY	67857	10/8/2024	320471-9/30/24	UNIFORM RENTAL SERVICES	\$418.55
	PACIFIC GAS & ELECTRIC	67711	10/2/2024	1274173766-7-10/7/24	1274173766-7-10/7/24	\$1,161.60
		67705	10/2/2024	6771895322-6-10/7/24	6771895322-6-10/7/24	\$614.10



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0305	PACIFIC GAS & ELECTRIC	67701	10/2/2024	7294900587-9-10/7/24	7294900587-9-10/7/24	\$645.17
		67703	10/2/2024	0581861689-7-10/7/24	0581861689-7-10/7/24	\$69.08
		67694	10/2/2024	0909726970-9-9/30/24	0909726970-9-9/30/24	\$18,900.03
	ZAP MANUFACTURING INC.	67954	10/8/2024	9070 & CM#8714	INV#9070 & CREDIT MEMO #8714 SIGNS	\$1,178.92
	Fund Total					\$23,922.54
0309	AT&T-CAL NET 2	67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$967.34
	BEWLEY'S CLEANING, INC.	67764	10/8/2024	012563	Janitorial Serv. for 35 West B	\$1,575.00
	FIRST ALARM, INC.	67814	10/8/2024	842404	114 E 5TH ST, 240 AIRPORT, 100 AVIATION, 30 MAPLE	\$375.84
	PACIFIC GAS & ELECTRIC	67702	10/2/2024	3370611625-9-10/7/24	3370611625-9-10/7/24	\$5,657.69
	Fund Total					\$8,575.87
0310	BILL FANNIN FENCING	67765	10/8/2024	2237	CITY WIDE GATE AND DOOR SERVIC	\$49,880.00
	BODY BY HANK	67766	10/8/2024	15972628	REPAIR	\$312.50
	CELEBRATIONS PARTY AND RENTAL STORE	67775	10/8/2024	2299937233	Balloons for Salsa y Salsa	\$49.39
		67775	10/8/2024	229951195	Youth Center 30th Anniversary Balloons	\$137.80
	D&H ELECTRIC	67798	10/8/2024	1727	Youth Center Electrical Work	\$9,000.00
	ENTERPRISE FM TRUST INC.	67808	10/8/2024	588533A-100424	588533A-100424 VEHICLE LEASE AGREEMENT	\$1,226.58
	GROCERY OUTLET	67825	10/8/2024	TRANS: 0152-9/21/24	FOOD PURCHASE	\$16.33
	K & D LANDSCAPING INC.	67837	10/8/2024	14305	VALVE REPLACEMENT	\$720.96



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0310	LORETO, CARLOS	67844	10/8/2024	2171	SEA VIEW FENCE	\$500.00
	MIWALL CORPORATION	67864	10/8/2024	1013296	PATROL SUPPLIES	\$13,479.75
	NORCAL MEDTAC LLC	67868	10/8/2024	3341	DEPT TRAINING	\$2,280.00
	PRECISION K9, LLC	67887	10/8/2024	INV 685	CANINE TRAINING	\$1,400.00
	ROTO-ROOTER	67903	10/8/2024	193-26274837	CLEAN SEWER PIPE	\$1,295.00
	TRI COUNTY LANDSCAPE SUPPLY	67930	10/8/2024	59517	SOIL	\$49.55
		67930	10/8/2024	59516	SOIL	\$123.89
	VERIZON WIRELESS	67942	10/8/2024	9974508296	CELL & DATA CHARGES FOR CITY FROM 08/23/-09/22/24	\$99.96
	Fund Total					\$80,571.71
0312	PLACER TITLE COMPANY	67883	10/8/2024	APN#052-091-41	ESCROW#P-644127 CITY OF WATSONVILLE-LEE RD TRAIL	\$33,029.00
	Fund Total					\$33,029.00
0354	SCI CONSULTING GROUP	67913	10/8/2024	SBS11217	Consulting and Engagement Serv	\$450.39
	Fund Total					\$450.39
0710	A L LEASE COMPANY, INC	67739	10/8/2024	9/30/24	PARTS	\$132.27
		67739	10/8/2024	9/30/24	PARTS	\$56.19
		67739	10/8/2024	9/30/24	PARTS	\$309.37
	A TOOL SHED RENTALS, INC.	67740	10/8/2024	1713452-6	FORKLIFT	\$617.18
	A-1 JANITORIAL SERVICE	67741	10/8/2024	8913	JANITORIAL SERVICES AT MSC CY2	\$268.93
	AGILE OCCUPATIONAL MEDICINE, PC	67743	10/8/2024	EM029404	DOT PHYSICAL/ PRE-EMPLOYMENT	\$30.00
	AMERICAN MESSAGING	67750	10/8/2024	M7023652YJ	PAGER SERVICE FOR WASTEWATER FOR OCT 2024	\$41.02



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0710	AMERIGAS	67752	10/8/2024	3168099643	PROPANE	\$249.14
		67752	10/8/2024	3168462268	PROPANE	\$607.24
	ANGEL O. MAGANA	67676	10/2/2024	#14	CUSTODIAL SERVICES AT WRC AND	\$2,400.00
		67754	10/8/2024	#16	CUSTODIAL SERVICES AT WRC AND	\$2,400.00
	AT&T-CAL NET 2	67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$117.40
		67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$478.71
	CAROLLO ENGINEERS, INC.	67772	10/8/2024	FB55430	HEADWORKS AND INFLUENT PUMP ST	\$143,677.75
		67772	10/8/2024	FB54007	HEADWORKS AND INFLUENT PUMP ST	\$106,388.75
	CDW GOVERNMENT, INC.	67774	10/8/2024	AA6GN41	SCANNER FOR V.CARRILLO-PW	\$1,064.56
		67774	10/8/2024	AA5X37W	WEBCAM & SOUNDBAR FOR SW STAFF JOSH C	\$160.42
		67774	10/8/2024	AA7U48A	TRIPP DISPLAY MOUNT KIT FOR LAB TV	\$192.04
		67774	10/8/2024	AA7933A	60" TV FOR WW LAB	\$553.22
		67774	10/8/2024	AA8IV1L	MONITOR CABLE FOR LAB TV	\$21.83
	CHEMTRADE CHEMICALS US LLC	67782	10/8/2024	90152527	PURCHASE AND DELIVERY OF LIQUID ALUMINUM SULFATE	\$3,854.01
	DANIEL B. STEPHENS & ASSOCIATES, INC.	67799	10/8/2024	0271311	VAPOR INTRUSION SAMPLING	\$875,000.00
	DC FROST ASSOCIATES INC	67801	10/8/2024	44206	INV#44206 ROLLER ASSY 8" STEERING	\$8,296.41
	DIXON & SONS TIRES INC.	67802	10/8/2024	9/29/24	TIRES	\$40.00
		67802	10/8/2024	9/29/24	TIRES	\$309.78



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0710	DIXON & SONS TIRES INC.	67802	10/8/2024	9/29/24	TIRES	\$25.00
	EUROFINS/EATON ANALYTICAL, INC.	67810	10/8/2024	3800059428	SAMPLES	\$1,200.00
		67810	10/8/2024	3800061269	SAMPLES	\$900.00
		67810	10/8/2024	3800050812	SAMPLES	\$6,000.00
		67810	10/8/2024	3800063141	SAMPLES	\$150.00
	FIRE DETECTION UNLIMITED, INC.	67813	10/8/2024	19775	INV#19775 WASTEWATER FIRE SYSTEM ALARM INSPECTION/	\$1,050.48
	FIRST ALARM, INC.	67814	10/8/2024	838402	FIRE SERVICE	\$13.88
		67814	10/8/2024	835566	FIRE SERVICE	\$19.19
	G7EI, INC.	67817	10/8/2024	093024LRT10	PROJECT MANAGEMENT SERVICES FY	\$9,555.00
		67817	10/8/2024	093024UDL10	PROJECT MANAGEMENT SERVICES FY	\$585.00
	GRANITE ROCK COMPANY	67821	10/8/2024	2180220	INV#2180220 GREEN MIRROR LENS	\$34.57
	GREEN LINE INC.	67822	10/8/2024	96662	LABOR	\$1,500.00
	GREEN RUBBER-KENNEDY AG	67823	10/8/2024	9/31/24	SUPPLIES	\$34.58
		67823	10/8/2024	9/31/24	SUPPLIES	\$751.92
		67823	10/8/2024	8/31/24	PARTS	\$95.50
		67823	10/8/2024	8/31/24	PARTS	\$121.68
		67823	10/8/2024	8/31/24	PARTS	\$4.25
	GROCERY OUTLET	67825	10/8/2024	TRANS: 0135-9/19/24	FOOD PURCHASE	\$43.99
	HACH COMPANY	67826	10/8/2024	14190540	SAMPLES	\$512.88
	HARRIS & ASSOCIATES INC.	67828	10/8/2024	64284	ON-CALL PROFESSIONAL ENGINEERI	\$1,243.00



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0710	HOME DEPOT CREDIT SERVICES	67685	10/2/2024	5839-9/13/24	SUPPLIES	\$436.81	
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$16.32	
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$86.47	
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$142.54	
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$26.77	
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$21.70	
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$61.39	
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$65.78	
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$28.79	
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$733.26	
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$50.49	
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$22.98	
		JOAQUIN GONZALEZ	67834	10/8/2024	1ST BOOT REIMB. 10/3	PW- 1ST BOOT REIMB. FY 24/25	\$200.00
		MCMASTER CARR	67852	10/8/2024	31651411	PARTS	\$351.33
			67852	10/8/2024	31662556	PARTS	\$5,891.66
			67852	10/8/2024	34023921	PARTS	\$157.80
		MID VALLEY SUPPLY	67855	10/8/2024	7/31/24	SUPPLIES	\$35.31
			67855	10/8/2024	7/31/24	SUPPLIES	\$75.56
			67855	10/8/2024	7/31/24	SUPPLIES	\$217.33
			67855	10/8/2024	8/31/24	SUPPLIES	\$320.61
			67855	10/8/2024	8/31/24	SUPPLIES	\$37.53
			67855	10/8/2024	8/31/24	SUPPLIES	\$77.08



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0710	MID VALLEY SUPPLY	67855	10/8/2024	8/31/24	SUPPLIES	\$109.90
	MISSION LINEN SUPPLY	67862	10/8/2024	320454-8/31/24	UNIFORM RENTAL SERVICES	\$262.24
		67862	10/8/2024	320454-8/31/24	UNIFORM RENTAL SERVICES	\$108.40
		67862	10/8/2024	320454-8/31/24	UNIFORM RENTAL SERVICES	\$63.94
		67863	10/8/2024	320452-5/7-9/30/24	UNIFORM RENTAL SERVICES	\$2,049.32
	MONTEREY BAY AIR RESOURCES DISTRICT	67687	10/2/2024	PERMIT FEE 7/1-6/30	2 PORTABLE INTERNAL COMB ENGINE	\$3,630.00
	OSCAR HERNANDEZ FRIAS	67829	10/8/2024	1ST BOOT REIMB. 9/23	PW- 1ST BOOT REIMB FY 24/25	\$200.00
	OWEN EQUIPMENT COMPANY	67874	10/8/2024	00065003	INV#00065003 REPAIR TO VAC MODEL#2100 PD S/N#22-01	\$1,765.50
	PACE ANALYTICAL SERVICES, LLC	67875	10/8/2024	2427B502079	INV#2427B502079 AUGUST 2024 SAMPLES PROJECT: NPDES	\$5,129.00
	PACIFIC GAS & ELECTRIC	67706	10/2/2024	6994615709-1-10/14/2	6994615709-1-10/14/2	\$25,431.16
		67707	10/2/2024	5314251010-10/9/24	5314251010-10/9/24	\$6,422.34
		67708	10/2/2024	2914465320-0-10/14/2	2914465320-0-10/14/24	\$2,440.56
	PENINSULA PEST MANAGEMENT, INC.	67882	10/8/2024	16462	INV#16462 INSECICIDE APPLICATION FOR ANTS AND SPID	\$140.00
	PG&E CFM/PPC DEPARTMENT	67689	10/2/2024	0008334127-1 9/17/24	0008334127-1 9/17/24	\$3,369.67
	PLATT	67885	10/8/2024	5044782	PARTS	\$51.53
	POLYDYNE INC.	67886	10/8/2024	1846504	PURCHASE OF FLOCCULANT POLYMER	\$11,168.27
		67886	10/8/2024	1868524	PURCHASE OF FLOCCULANT POLYMER	\$11,062.87



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0710	POLYDYNE INC.	67886	10/8/2024	1868610	PURCHASE OF FLOCCULANT POLYMER	\$8,289.39
	QUADIENT, INC.	67890	10/8/2024	61332616	STANDARD MAINTENANCE	\$194.09
	REXEL USA, INC	67897	10/8/2024	S140445060.001	INV#S140445060.001 PANEL VIEW PLUS 7 GRAPHIC TERMI	\$3,933.43
	RICOH USA, INC	67673	9/25/2024	5070068121	5070068121 MONTHLY MAINT	\$19.11
		67673	9/25/2024	5070067927	5070067927 MONTHLY MAINT	\$142.24
		67673	9/25/2024	5070067927	5070067927 MONTHLY MAINT	\$27.07
		67673	9/25/2024	5070068670	5070068670 MONTHLY MAINT	\$92.27
	ROBINSON,MITCHELL	67901	10/8/2024	2833	INV#2833 NEW LOGO SIGNS AND VINYL DECALS FOR WATER	\$2,586.10
	RYAN MCEVOY	67904	10/8/2024	2024 10-001	INV#2024 10-001 GBCI REGISTRATION FEE, DESIGN & CO	\$1,666.67
	SABA HOLDING CO, LLC	67905	10/8/2024	EQ0021344	PURCHASE OF TWO PORTABLE GENERATORS FOR THE SEWER	\$94,571.94
	SANCHEZ, MARTIN	67907	10/8/2024	1ST BOOT REIMB. 9/23	PW- 1ST BOOT REIMB FY 24/25	\$200.00
	SANDRA MICHEL	67908	10/8/2024	APN#019-032-34	SEWER LATERAL REBATE @ 23 STANFORD ST FOR FULL LAT	\$1,500.00
	SANTA CRUZ SENTINEL	67909	10/8/2024	3738582-0006840556	ACCT#3738582 REFERENCE#0006840556 7/13/2024 CLASSI	\$384.00
	SHAPE, INC.	67915	10/8/2024	24632B26596	PURCHASE AND INSTALLATION OF F	\$36,000.19
	STURDY OIL COMPANY	67919	10/8/2024	8/31/24	PETROLEUM PRODUCTS FOR CITYWID	\$765.85
67919		10/8/2024	8/31/24	PETROLEUM PRODUCTS FOR CITYWID	\$261.36	
TELEDYNE INSTRUMENTS, INC.	67922	10/8/2024	S020680000	INV#S020680000 REPLACEMENT PUMP ASSEMBLY FOR MODEL	\$1,219.83	



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0710	TENNANT SALES AND SERVICE COMPANY	67923	10/8/2024	920708978	INV#920708978 REPAIR ON MACHINE SERIAL #T16-28323	\$402.43
		67923	10/8/2024	920738474	INV#920738474 REPAIR ON SCRUBBER MACHINE: BRUSH, S	\$961.94
	TOTAL EQUIPMENT & RENTAL OF FREMONT	67927	10/8/2024	4048910	INV#4048910 PIN-ON MOUNTING CAP	\$966.35
	TOTAL EQUIPMENT AND RENTAL OF SANTA CLARA	67928	10/8/2024	P05424	INV#P05424 HOSES FOR MACHINE	\$927.14
		67928	10/8/2024	LATECH-W01422	LATECH-W01422	\$58.66
	TROJAN TECHNOLOGIES GROUP ULC	67931	10/8/2024	29291	INV#29291 RELAY BOARD KIT, SENSOR ASSY, CYLINDER,	\$19,419.33
	U S BANK CORPORATE PAYMENT SYSTEM	67932	10/8/2024	7771-8/22/24	SWEA MONTEREY BAY SECTION PLANT OF THE YEAR	\$40.00
		67932	10/8/2024	7771-8/22/24	OFFICE SUPPLIES	\$790.85
		67932	10/8/2024	7771-8/22/24	MEMBERSHIP DUES- CRISTIAN MAGDALENO	\$180.00
		67932	10/8/2024	7771-8/22/24	OTHER SUPPLIES	\$131.87
		67932	10/8/2024	7771-8/22/24	CWEA MONTEREY BAY SECTION PLANT OF THE YEAR	\$120.00
		67932	10/8/2024	7771-8/22/24	CWEA MEMBER DUES	\$116.00
		67932	10/8/2024	7771-8/22/24	OTHER SUPPLIES	\$78.83
		67932	10/8/2024	7771-8/22/24	TRAINING EXCEL ONLINE	\$13.99
		67932	10/8/2024	7771-8/22/24	OFFICE SUPPLIES	\$156.03
		UNITED STATES TREASURY	67936	10/8/2024	2024 PCORI FEE	3035 PCORI FEE ON SELF-INSURED DENTAL PLAN
	VEGA AMERICAS, INC.	67940	10/8/2024	620740	INV#620740 VEGAPUSE 6X SERIAL#70472370	\$5,383.54
		67940	10/8/2024	620519	INV#620519 VEGAPUSE 6X SERIAL#70418155	\$5,383.54



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0710	VERIZON WIRELESS	67942	10/8/2024	9974516507	CELL & DATA CHARGES FOR PW	\$75.44	
		67942	10/8/2024	9974516507	CELL & DATA CHARGES FOR PW	\$111.66	
		67942	10/8/2024	9974516507	CELL & DATA CHARGES FOR PW	\$37.43	
		67942	10/8/2024	9974516507	CELL & DATA CHARGES FOR PW	\$33.11	
	VWR INTERNATIONAL IN	67944	10/8/2024	8817192895	SAMPLES	\$33.27	
		67944	10/8/2024	8817144523	SAMPLES	\$86.74	
		67944	10/8/2024	8817130396	SAMPLES	\$255.94	
	WATSONVILLE WETLANDS WATCH	67951	10/8/2024	07.24 CTW TRAILS_ENC	FY2024-2026 SLOUGH TRAILS MAIN	\$9,942.00	
	Fund Total						\$1,451,811.02
	0720	A L LEASE COMPANY, INC	67739	10/8/2024	9/30/24	PARTS	\$377.63
67739			10/8/2024	9/30/24	PARTS	\$2.36	
67739			10/8/2024	9/30/24	PARTS	\$50.97	
67739			10/8/2024	9/30/24	PARTS	\$4.42	
A-1 JANITORIAL SERVICE		67741	10/8/2024	8913	JANITORIAL SERVICES AT MSC CY2	\$459.78	
		67741	10/8/2024	8913	JANITORIAL SERVICES AT MSC CY2	\$622.87	
AMERICAN MESSAGING		67749	10/8/2024	M7023541YJ	PAGER SERVICE FOR WATER FOR OCT 2024	\$87.97	
AQUA-METRIC SALES COMPANY		67755	10/8/2024	INV0103831	1-inch Sensus ally Water Meters	\$52,281.25	
AT&T-CAL NET 2		67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$230.94	
CAROLLO ENGINEERS, INC.		67772	10/8/2024	FB56053	ZONE 2 RESERVOIR PROJECT WA-20	\$16,713.50	
CDW GOVERNMENT, INC.		67774	10/8/2024	AA7JZ7W	TWO 27" MONITORS FOR WATER SVC OFFICE	\$872.10	



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Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount	
0720	CENTRAL STRIPPING SERVICE, INC.	67777	10/8/2024	122467_17465	122467_17465 ACCT CLOSEDACCOUNT WAS FINALED BUT K	\$3,203.68	
	CHARTER COMMUNICATIONS	67780	10/8/2024	170045401091424	TV AND INTERNET SERVICE	\$114.75	
		67780	10/8/2024	170045401091424	TV AND INTERNET SERVICE	\$43.13	
		67780	10/8/2024	170045401091424	TV AND INTERNET SERVICE	\$43.13	
		67780	10/8/2024	170045401091424	TV AND INTERNET SERVICE	\$43.13	
		67780	10/8/2024	170045401091424	TV AND INTERNET SERVICE	\$87.92	
		67780	10/8/2024	170045401091424	TV AND INTERNET SERVICE	\$87.90	
		67779	10/8/2024	170045401081424	INTERNET SERVICE	\$229.50	
		67779	10/8/2024	170045401081424	INTERNET SERVICE	\$86.26	
		67779	10/8/2024	170045401081424	INTERNET SERVICE	\$86.26	
		67779	10/8/2024	170045401081424	INTERNET SERVICE	\$86.26	
		67779	10/8/2024	170045401081424	INTERNET SERVICE	\$175.84	
		67779	10/8/2024	170045401081424	INTERNET SERVICE	\$175.80	
		CHRISP COMPANY	67784	10/8/2024	29873	On-Call Striping Project, ST-23-01 QB	\$70,730.00
		COMMERCIAL PUMP & MECHANICAL, INC.	67787	10/8/2024	24009-2-	WELL #18 TURBINE PUMP - PULL I	\$14,511.97
		CORE & MAIN LP	67789	10/8/2024	V527048	WATER SUPPLIES, MATERIALS & SE	\$9,363.66
		DIXON & SONS TIRES INC.	67802	10/8/2024	9/29/24	TIRES	\$340.00
		DXP ENTERPRISES, INC.	67803	10/8/2024	54397325-	REISSUE CHECK- FOWLE BOOSTER STATION ELECTRIC	\$14,191.90
		FASTENAL COMPANY	67811	10/8/2024	CAWAT136287	PARTS	\$64.39
		FIRST ALARM, INC.	67814	10/8/2024	838402	FIRE SERVICE	\$48.56



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0720	FIRST ALARM, INC.	67814	10/8/2024	838402	FIRE SERVICE	\$4.63
		67814	10/8/2024	835566	FIRE SERVICE	\$67.17
		67814	10/8/2024	835566	FIRE SERVICE	\$6.40
	GRANITE ROCK COMPANY	67670	9/25/2024	2180216	2180216 WATER CONSTRUCTION MATERIALS,	\$26,466.37
		67670	9/25/2024	1011148	1011148 WATER CONSTRUCTION MATERIALS,	\$5,100.00
	GREEN RUBBER-KENNEDY AG	67823	10/8/2024	9/31/24	SUPPLIES	\$332.96
		67823	10/8/2024	8/31/24	PARTS	\$92.19
		67823	10/8/2024	8/31/24	PARTS	\$203.69
		67823	10/8/2024	8/31/24	PARTS	\$65.37
	HARRIS & ASSOCIATES INC.	67828	10/8/2024	64284	ON-CALL PROFESSIONAL ENGINEERI	\$1,243.00
	HOME DEPOT CREDIT SERVICES	67685	10/2/2024	5839-9/13/24	SUPPLIES	\$259.01
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$331.84
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$35.89
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$13.67
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$54.85
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$11.48
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$51.88
		67685	10/2/2024	5839-9/13/24	SUPPLIES	(\$746.73)
		INFOSEND, INC.	67832	10/8/2024	269721	PORTAL REBRANDING
	67832		10/8/2024	267229	UTILITY BILLING	\$108.58
67832	10/8/2024		270468	UTILITY BILLING	\$7,875.82	



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0720	INFOSEND, INC.	67832	10/8/2024	270775	UTILITY BILLING	\$1,356.91
		67832	10/8/2024	268420	UTILITY BILLING	\$7,924.81
		67832	10/8/2024	268616	UTILITY BILLING	\$1,354.04
	KAYSER, BEAU	67672	9/25/2024	EMPLOYEE REIMB-9/11	EMPLOYEE REIMB-9/11 TRAINING EVENT	\$70.88
		67672	9/25/2024	EMPLOYEE REIMB-9/11	EMPLOYEE REIMB-9/11 TRAINING EVENT	\$118.12
		67672	9/25/2024	EMPLOYEE REIMB-9/11	EMPLOYEE REIMB-9/11 TRAINING EVENT	\$153.56
	LINDE GAS & EQUIPMENT INC.	67842	10/8/2024	44135714	RENT CYL	\$27.15
	LINXUP	67843	10/8/2024	INV0000762698	INV0000762698 CUSTOMER SERVICE GPS TRACKING SERVIC	\$260.00
	MAGGIORA BROS DRILLING CO. INC	67686	10/2/2024	m24-090	INSTALL NEW SUBMERSIBLE PUMP O	\$70,718.00
	MICHAEL BEATON	67853	10/8/2024	16243-641856	CLOTHES WASHER REBATE-ENERGY STAR @ 1248 EL MAR CT	\$100.00
	MID VALLEY SUPPLY	67855	10/8/2024	7/31/24	SUPPLIES	\$47.02
		67855	10/8/2024	7/31/24	SUPPLIES	\$62.56
		67855	10/8/2024	7/31/24	SUPPLIES	\$122.05
		67855	10/8/2024	7/31/24	SUPPLIES	\$32.38
		67855	10/8/2024	7/31/24	SUPPLIES	\$93.14
		67855	10/8/2024	8/31/24	SUPPLIES	\$16.46
		67855	10/8/2024	8/31/24	SUPPLIES	\$49.97
		67855	10/8/2024	8/31/24	SUPPLIES	\$66.49
		67855	10/8/2024	8/31/24	SUPPLIES	\$109.77
		67855	10/8/2024	8/31/24	SUPPLIES	\$47.09



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0720	MIKE PODLECH	67856	10/8/2024	2588	CORRALITOS CREEK WATERSHED JUV	\$5,550.00
		67856	10/8/2024	2589	BIOLOGICAL SERVICES FO RCORRAL	\$5,829.00
	MISSION LINEN SUPPLY	67862	10/8/2024	320454-8/31/24	UNIFORM RENTAL SERVICES	\$92.10
		67860	10/8/2024	320463-9/30/24	UNIFORM RENTAL SERVICES	\$404.87
	PACIFIC GAS & ELECTRIC	67691	10/2/2024	8999729770-3-10/9/24	8999729770-3-10/9/24	\$4.64
	PAJARO VALLEY WATER MGMT AGENCY	67880	10/8/2024	000013-00-6/1-8/31	GROUNDWATER AUGMENTATION CHARG	\$485,918.00
	PAPE MACHINERY, INC	67712	10/2/2024	344896 s	2024 JOHN DEERE 410 P-TIER BACKHOE LOADER	\$183,904.20
	PENINSULA PEST MANAGEMENT, INC.	67882	10/8/2024	16462	INV#16462 INSECICIDE APPLICATION FOR ANTS AND SPID	\$60.00
	PLATT	67885	10/8/2024	5H75726	PARTS	\$98.87
	QUADIENT, INC.	67890	10/8/2024	61332616	STANDARD MAINTENANCE	\$194.09
	RICOH USA, INC	67673	9/25/2024	5070031996	5070031996 MONTHLY MAINT	\$1,211.59
		67673	9/25/2024	5070067927	5070067927 MONTHLY MAINT	\$66.37
		67673	9/25/2024	5070067927	5070067927 MONTHLY MAINT	\$142.24
		67673	9/25/2024	5070067927	5070067927 MONTHLY MAINT	\$75.19
		67673	9/25/2024	5070067738	5070067738 MONTHLY MAINT	\$122.88
	ROBERTA LEE ROSIE ZEPEDA	67900	10/8/2024	14702-616404	LANDSCAPE WATER CONSERATION REBATE @ 12 VISTA POIN	\$302.00
	RYAN MCEVOY	67904	10/8/2024	2024 10-001	INV#2024 10-001 GBCI REGISTRATION FEE, DESIGN & CO	\$1,666.67
	SANTA CRUZ SENTINEL	67909	10/8/2024	3738582-0006840556	ACCT#3738582 REFERENCE#0006840556 7/13/2024 CLASSI	\$384.00



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0720	SBS	67911	10/8/2024	0761086-IN	INV#0761086-IN SAND SLURRY TICKET#369331 AND TICKE	\$2,712.38
	SHRED-IT USA	67916	10/8/2024	8008426752	MONTHLY SERVICE	\$43.29
		67916	10/8/2024	8008426752	MONTHLY SERVICE	\$43.29
		67675	9/25/2024	8008133433	8008133433 SERVICE	\$43.29
		67675	9/25/2024	8008133433	8008133433 SERVICE	\$43.29
		SMB ENVIRONMENTAL, INC.	67713	10/2/2024	WATSONVIL-ZONE 2-001	ENVIRONMENTAL CONSTRUCTION INS
	THATCHER COMPANY, INC.	67924	10/8/2024	2024250901200	SUPPLY AND DELIVERY OF LIQUID	(\$900.00)
		67924	10/8/2024	2024250105409	SUPPLY AND DELIVERY OF LIQUID	\$4,841.13
		67924	10/8/2024	2024250105518	SUPPLY AND DELIVERY OF LIQUID	\$4,841.13
		67924	10/8/2024	2024250901114	SUPPLY AND DELIVERY OF LIQUID	(\$900.00)
	U S BANK CORPORATE PAYMENT SYSTEM	67932	10/8/2024	7771-8/22/24	CONF CVU-101	\$1,226.72
		67932	10/8/2024	7771-8/22/24	CONF CVU-101	\$309.96
		67932	10/8/2024	7771-8/22/24	CONF CVU-101	\$309.96
		67932	10/8/2024	7771-8/22/24	OTHER SUPPLIES	\$154.23
	UNIQUE MANAGEMENT SERVICES, INC.	67935	10/8/2024	6130953	COLLECTION AGENCY FEES	\$128.15
	UNITED STATES TREASURY	67936	10/8/2024	2024 PCORI FEE	3035 PCORI FEE ON SELF-INSURED DENTAL PLAN	\$1,130.75
	USA BLUEBOOK	67938	10/8/2024	INV00411357	INV00411357 RUBBER COVERED HOSE 2-1/2" NST 10' 500	\$782.64
	VERIZON WIRELESS	67942	10/8/2024	9974516507	CELL & DATA CHARGES FOR PW	\$115.31
		67942	10/8/2024	9974516507	CELL & DATA CHARGES FOR PW	\$81.00
		67942	10/8/2024	9974508296	CELL & DATA CHARGES FOR CITY FROM 08/23/-09/22/24	\$33.11



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0720	WATER WISE PRO TRAINING	67946	10/8/2024	2024-17-	REISSUE OF CHECK- MAINTENANCE	\$6,300.00
	Fund Total					\$1,024,997.64
0730	ACE PORTABLE SERVICES, INC.	67742	10/8/2024	I27238	PORTER POTTIES	\$4,342.71
	AT&T-CAL NET 2	67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$489.04
	BODY BY HANK	67766	10/8/2024	19588109	BODY LABOR	\$1,322.50
	CHARTER COMMUNICATIONS	67780	10/8/2024	170045401091424	TV AND INTERNET SERVICE	\$194.73
		67779	10/8/2024	170045401081424	INTERNET SERVICE	\$389.46
	DIXON & SONS TIRES INC.	67802	10/8/2024	9/29/24	TIRES	\$194.98
		67802	10/8/2024	9/29/24	TIRES	\$656.60
	FIRST ALARM, INC.	67814	10/8/2024	842404	114 E 5TH ST, 240 AIRPORT, 100 AVIATION, 30 MAPLE	\$849.27
		67814	10/8/2024	842404	114 E 5TH ST, 240 AIRPORT, 100 AVIATION, 30 MAPLE	\$375.72
		67814	10/8/2024	840916	FIRE SERVICE	\$1,075.00
	HOME DEPOT CREDIT SERVICES	67685	10/2/2024	5839-9/13/24	SUPPLIES	\$94.54
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$409.35
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$180.92
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$27.89
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$73.49
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$665.04
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$713.36
67685		10/2/2024	5839-9/13/24	SUPPLIES	\$10.95	
67685	10/2/2024	5839-9/13/24	SUPPLIES	\$164.36		



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0730	HOME DEPOT CREDIT SERVICES	67685	10/2/2024	5839-9/13/24	SUPPLIES	\$397.59
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$167.24
	MID VALLEY SUPPLY	67855	10/8/2024	7/31/24	SUPPLIES	\$448.90
		67855	10/8/2024	8/31/24	SUPPLIES	\$217.01
		67855	10/8/2024	8/31/24	SUPPLIES	\$64.96
		67855	10/8/2024	8/31/24	SUPPLIES	\$422.39
	NPM, INC.	67869	10/8/2024	186921	WORK PERFORMED	\$1,350.00
		67869	10/8/2024	186931	WORK PERFORMED	\$803.38
	PACIFIC GAS & ELECTRIC	67709	10/2/2024	2209323609-3-10/10/2	2209323609-3-10/10/2	\$12,129.78
		67697	10/2/2024	9830958081-3-10/7/24	9830958081-3-10/7/24	\$26.12
	QUADIANT, INC.	67890	10/8/2024	61332616	STANDARD MAINTENANCE	\$194.09
	RICOH USA, INC	67673	9/25/2024	5070068563	5070068563 MONTHLY MAINT	\$48.91
	ROSAS, SAM	67902	10/8/2024	TRVL- 10/01/24	AIRPORT- ACA CONF	\$540.16
	TRAFFIC PATTERNS LLC	67929	10/8/2024	2024-541	WATSONVILLE AIRPORT STRIPING	\$3,510.00
	U S BANK CORPORATE PAYMENT SYSTEM	67715	10/2/2024	3077-8/22/24	AISP RENEWAL FEE	\$220.00
		67715	10/2/2024	3077-8/22/24	LOADING RACK PERMIT	\$781.43
		67715	10/2/2024	3077-8/22/24	LOADING RACK PERMIT	\$195.56
		67715	10/2/2024	3077-8/22/24	CLAMP ON PALLET FORKS	\$432.85
		67715	10/2/2024	3077-8/22/24	INSPECTION BOOKS	\$2.14
		67715	10/2/2024	3077-8/22/24	CONV FEE FOR JET FUEL	\$93.00
67715		10/2/2024	3077-8/22/24	JET FUEL TAX REPORTING	\$75.00	



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0730	U S BANK CORPORATE PAYMENT SYSTEM	67715	10/2/2024	3077-8/22/24	MEMBERSHIP	\$350.00
		67715	10/2/2024	3077-8/22/24	CONF REGISTRATION	(\$1,050.00)
		67715	10/2/2024	3077-8/22/24	AAAE GA CONF	\$379.00
		67715	10/2/2024	3077-8/22/24	FITS CANOPY	\$713.32
		67715	10/2/2024	3077-8/22/24	OFFICE SUPPLIES	\$932.00
		67715	10/2/2024	3077-8/22/24	MEMBERSHIP	\$125.00
		67715	10/2/2024	3077-8/22/24	CAR RENTAL	\$431.36
		67715	10/2/2024	3077-8/22/24	FITS DECORATIONS	\$121.25
		67715	10/2/2024	3077-8/22/24	RUNWAY LIGHTS	\$484.53
		67715	10/2/2024	3077-8/22/24	INTERNET SERVICE	\$278.82
		67715	10/2/2024	3077-8/22/24	CONV FEE FOR JET FUEL	\$3.04
		67715	10/2/2024	3077-8/22/24	JET FUEL TAX REPORTING	\$132.00
		67715	10/2/2024	3077-8/22/24	OFFICE SUPPLIES	\$76.96
		67936	10/8/2024	2024 PCORI FEE	3035 PCORI FEE ON SELF-INSURED DENTAL PLAN	\$278.20
		67942	10/8/2024	9974508296	CELL & DATA CHARGES FOR CITY FROM 08/23/-09/22/24	\$77.79
67943	10/8/2024	2990	SATELLITE-BASED SYSTEM TO GATH	\$500.00		
	Fund Total				\$38,183.69	
0740	A L LEASE COMPANY, INC	67739	10/8/2024	9/30/24	PARTS	\$410.85
	A-1 JANITORIAL SERVICE	67741	10/8/2024	8913	JANITORIAL SERVICES AT MSC CY2	\$350.00
		67741	10/8/2024	8913	JANITORIAL SERVICES AT MSC CY2	\$957.72
	AIR UNLIMITED	67744	10/8/2024	351336	INV#351336 RECYCLING DEPT PROPANE 24 GAL ON 9-3-20	\$104.62



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0740	AIR UNLIMITED	67744	10/8/2024	351734	INV#351734 RECYCLING DEPT PROPANE PURCHASE 38 GAL	\$165.64
		67744	10/8/2024	352834	INV#352834 RECYCLING DEPT PROPANE 23 GAL ON 10-1-2	\$100.26
		67744	10/8/2024	352077	INV#352077 RECYCLING DEPT PROPANE 21.50 GAL ON 9-2	\$93.72
		67744	10/8/2024	352231	INV#352231 RECYCLING DEPT PROPANE 29.50 GAL ON 9-2	\$128.59
	BEWLEY'S CLEANING, INC.	67764	10/8/2024	012565	FIRE STATION AND LANDFILL CLEANING SERVICES	\$297.15
	CAMPOS BROS. RECOVERY, INC.	67771	10/8/2024	18818	CERTIFIED APPLIANCE RECYCLER P	\$450.00
		67771	10/8/2024	18674	CERTIFIED APPLIANCE RECYCLER P	\$450.00
	CDW GOVERNMENT, INC.	67774	10/8/2024	AA7HJ1A	PRINTER & TONER FOR PDO	\$489.19
	CLEAN EARTH ENVIRONMENTAL SOLUTIONS, INC.	67785	10/8/2024	72204213907	HOUSEHOLD HAZARDOUS WASTE COLL	\$14,061.15
	DIXON & SONS TIRES INC.	67802	10/8/2024	9/29/24	TIRES	\$141.00
		67802	10/8/2024	9/29/24	TIRES	\$658.63
	EL PAJARO COMMUNITY DEV CORP	67807	10/8/2024	P-10324	INV#P-10324 PLAZA VIGIL JANITORIAL SERVICES FOR JU	\$473.00
		67807	10/8/2024	P-10439	INV#P-10439 PLAZA VIGIL JANITORIAL SERVICES FOR AU	\$473.00
	FASTENAL COMPANY	67811	10/8/2024	CAWAT136336	PARTS	\$754.00
		67811	10/8/2024	CAWAT136306	PARTS	\$188.99
	FIRST ALARM, INC.	67814	10/8/2024	838402	FIRE SERVICE	\$90.19
		67814	10/8/2024	835566	FIRE SERVICE	\$124.75
	GREEN RUBBER-KENNEDY AG	67823	10/8/2024	9/31/24	SUPPLIES	\$87.59
		67823	10/8/2024	9/31/24	SUPPLIES	\$169.38



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0740	GREEN RUBBER-KENNEDY AG	67823	10/8/2024	8/31/24	PARTS	\$92.19
	HARRIS & ASSOCIATES INC.	67828	10/8/2024	64284	ON-CALL PROFESSIONAL ENGINEERI	\$1,243.00
	HOME DEPOT CREDIT SERVICES	67685	10/2/2024	5839-9/13/24	SUPPLIES	\$163.53
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$152.55
		67685	10/2/2024	5839-9/13/24	SUPPLIES	\$32.67
	KEITH DAY COMPANY, INC.	67838	10/8/2024	17897	MULCH/COMPOST PROCUREMENT FOR	\$9.93
		67838	10/8/2024	60963	MULCH/COMPOST PROCUREMENT FOR	\$628.71
	LINDE GAS & EQUIPMENT INC.	67842	10/8/2024	44133732	RENT CYL	\$21.60
	LINXUP	67843	10/8/2024	INV0000762520	INV0000762520 SOLID WASTE GPS TRACKING SERVICE FOR	\$650.00
	MARC CARILLO	67847	10/8/2024	1ST BOOT REIMB 9/19	PW- 1ST BOOT REIMB FY 24/25	\$191.18
	MATHESON TRI-GAS INC.	67848	10/8/2024	0030321135	INV#0030321135 LANFILL CYLINDER RENTAL 9/10/2024	\$100.18
	MCLAUGHLIN WASTE EQUIPMENT, INC.	67851	10/8/2024	0013173-IN	INV#0013173-IN NOSE ROLLER ASSY STD 4X6 W/BRK	\$401.02
	MID VALLEY SUPPLY	67855	10/8/2024	7/31/24	SUPPLIES	\$97.87
		67855	10/8/2024	7/31/24	SUPPLIES	\$31.47
		67855	10/8/2024	8/31/24	SUPPLIES	\$106.35
		67855	10/8/2024	8/31/24	SUPPLIES	\$104.02
		67855	10/8/2024	8/31/24	SUPPLIES	\$33.45
	MISSION LINEN SUPPLY	67859	10/8/2024	320467-9/30/24	UNIFORM RENTAL SERVICES	\$854.85
		67858	10/8/2024	320469-9/30/24	UNIFORM RENTAL SERVICES	\$415.33



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Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	MONTEREY BAY AIR RESOURCES DISTRICT	67687	10/2/2024	PERMIT FEE 7/1-6/30	2 PORTABLE INTERNAL COMB ENGINE	\$1,815.00
	PAJARO VALLEY FABRICATION INC.	67878	10/8/2024	31526	24/25 OPEN ORDER	\$1,008.37
	PAJARO VALLEY PRINTING	67879	10/8/2024	48268	BUSINESS CERTIFICATES	\$131.70
	PALACE BUSINESS SOLUTIONS	67881	10/8/2024	2377697-0	SUPPLIES	\$51.99
		67881	10/8/2024	2377685-0	SUPPLIES	\$19.44
	QED ENVIRONMENTAL SYSTEMS, INC.	67889	10/8/2024	0000331457	INV#0000331457 FE-GM5K FAST-N-EASY INSPECTION/CALI	\$1,966.00
	QUADIENT, INC.	67890	10/8/2024	61332616	STANDARD MAINTENANCE	\$194.08
	QUALITY WATER ENTERPRISES	67891	10/8/2024	1244667	INV#1244667 LANDFILL WATER STAND RENTAL FOR OCTOBE	\$13.50
		67891	10/8/2024	1241905	INV#1241905 LANDFILL WATER STAND RENTAL AUGUST 202	\$13.50
	QUINTERO TIRES WHEEL SERVICE	67893	10/8/2024	14913	TIRES	\$1,440.00
		67893	10/8/2024	14053	TIRES	\$100.00
		67893	10/8/2024	14052	TIRES	\$120.00
	RYAN MCEVOY	67904	10/8/2024	2024 10-001	INV#2024 10-001 GBCI REGISTRATION FEE, DESIGN & CO	\$1,666.66
	SANTA CRUZ SENTINEL	67909	10/8/2024	3738582-0006840556	ACCT#3738582 REFERENCE#0006840556 7/13/2024 CLASSI	\$384.00
	ULINE	67933	10/8/2024	183359607	INV#183359607 HEADLAMPS AND AAA ALKALINE BATTERIES	\$128.89
	UNITED STATES TREASURY	67936	10/8/2024	2024 PCORI FEE	3035 PCORI FEE ON SELF-INSURED DENTAL PLAN	\$637.17
	VERIZON WIRELESS	67942	10/8/2024	9974516507	CELL & DATA CHARGES FOR PW	\$38.01
		67942	10/8/2024	9974516507	CELL & DATA CHARGES FOR PW	\$5.02



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Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	WILLIAM SMITH	67953	10/8/2024	TRVL- 10/20/24	PW- WASTECON 2024	\$310.50
	Fund Total					\$36,593.15
0741	FORD CONSTRUCTION COMPANY, INC	67815	10/8/2024	24-005-2-AUG-24	LANDFILL PH.IV GWPS & PH.III F	\$689,533.10
		67815	10/8/2024	24-005-2-AUG-24	LANDFILL PH.IV GWPS & PH.III F	\$132,580.07
	SABA HOLDING CO, LLC	67905	10/8/2024	EQ0021344	PURCHASE OF TWO PORTABLE GENERATORS FOR THE SEWER	\$94,571.93
	Fund Total					\$916,685.10
0760	A-1 JANITORIAL SERVICE	67741	10/8/2024	8913	JANITORIAL SERVICES AT MSC CY2	\$268.93
	AMREP COMPANY,INC	67753	10/8/2024	WAT000-10/01/24	PARTS	\$3,157.92
	ARATA EQUIPMENT COMPANY	67756	10/8/2024	1687-9/30/24	parts	\$3,347.56
	AT&T-CAL NET 2	67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$386.75
	CDW GOVERNMENT, INC.	67774	10/8/2024	AA7FD6Q	IPAD FOR RTA 360 PROJECT	\$385.24
		67774	10/8/2024	AA7UX6G	APPLE CARE WARRANTY FOR RTA 360 PROJECT	\$61.59
	CHEVROLET OF WATSONVILLE	67783	10/8/2024	290797	PARTS	\$50.60
	COAST COUNTIES TRUCK & EQUIP	67786	10/8/2024	02283918P	PARTS	\$731.06
		67786	10/8/2024	02282503P	PARTS	\$359.93
		67786	10/8/2024	02282818P	PARTS	\$156.01
	COMMERCIAL TRUCK COMPANY	67788	10/8/2024	01P41272	PARTS	\$2,230.37
	DAVIS AUTO PARTS	67800	10/8/2024	4320-9/26/24	PARTS	\$45.44
	EAST BAY TIRE CO.	67804	10/8/2024	2078195	TIRES	\$2,260.00
		67804	10/8/2024	2075239	TIRES	\$3,304.91
FIRST ALARM, INC.	67814	10/8/2024	838402	FIRE SERVICE	\$11.55	



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Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount	
0760	FIRST ALARM, INC.	67814	10/8/2024	835566	FIRE SERVICE	\$15.99	
	GREEN RUBBER-KENNEDY AG	67823	10/8/2024	8/31/24	PARTS	\$194.70	
	HOME DEPOT CREDIT SERVICES	67685	10/2/2024	5839-9/13/24	SUPPLIES	\$562.68	
	INTERSTATE ALL BATTERY CENTER	67833	10/8/2024	1966-10/01/24	PARTS	\$156.43	
	KIMBALL MIDWEST	67839	10/8/2024	102598803	PARTS	\$990.34	
		67839	10/8/2024	102598759	PARTS	\$561.40	
	MAC AUTO REPAIR	67846	10/8/2024	T2605	SMOG	\$41.75	
		67846	10/8/2024	T2601	SMOG	\$41.75	
		67846	10/8/2024	T2600	CHECK ENGINE LIGHT	\$131.75	
		67846	10/8/2024	T2597	SMOG	\$41.75	
		67846	10/8/2024	T2595	SMOG	\$131.75	
		67846	10/8/2024	T2667	SMOG TEST	\$131.75	
		67846	10/8/2024	T2668	SMOG	\$41.75	
		67846	10/8/2024	T2607	SMOG	\$50.00	
		MID VALLEY SUPPLY	67855	10/8/2024	7/31/24	SUPPLIES	\$27.44
			67855	10/8/2024	8/31/24	SUPPLIES	\$29.17
	NPM, INC.	67869	10/8/2024	186965	INSPECTION	\$270.00	
	O'REILLY AUTOMOTIVE INC.	67870	10/8/2024	2912-458786	PARTS	\$145.41	
		67870	10/8/2024	2912-458732	PARTS	\$351.18	
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	67872	10/8/2024	56216	RETURN	(\$78.25)	
		67872	10/8/2024	56215	SMOG	\$78.25	
		67872	10/8/2024	56218	PARTS	\$70.00	



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Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0760	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	67872	10/8/2024	56151	PARTS	\$78.25
		67872	10/8/2024	56180	PARTS	\$15.35
		67872	10/8/2024	56135	PARTS	\$43.88
	PACIFIC MATERIAL HANDLING SOLUTIONS, INC	67877	10/8/2024	915853	PARTS	\$289.25
	PREFERRED TRUCK & EQUIPMENT	67888	10/8/2024	INV00126207	PARTS	\$1,078.62
	QUINTERO TIRES WHEEL SERVICE	67893	10/8/2024	14060	TIRES	\$160.00
	SAFARI SIGNS	67906	10/8/2024	001092	VINYL DEALS	\$2,886.42
	STURDY OIL COMPANY	67919	10/8/2024	8/31/24	PETROLEUM PRODUCTS FOR CITYWID	\$88,620.39
		67919	10/8/2024	9/30/24	PETROLEUM PRODUCTS FOR CITYWID	\$64,396.14
	WATSONVILLE CHRYSLER DODGE JEEP RAM	67947	10/8/2024	44278	PARTS	\$81.39
	WATSONVILLE FORD	67948	10/8/2024	46784	PARTS	\$587.38
		67948	10/8/2024	46760	PARTS	\$293.69
		67948	10/8/2024	46635	PARTS	\$122.92
		67948	10/8/2024	45017	PARTS	\$170.45
	Fund Total					
0765	CDW GOVERNMENT, INC.	67774	10/8/2024	AA6K52N	LENOVO TINYS FOR CRP SHARED PCS	\$8,135.49
		67774	10/8/2024	AA7ME9W	7 MONITORS FOR CRP	\$1,861.51
	Fund Total					
0780	CNA SURETY	67669	9/25/2024	BOND#58259197 09/26	BOND#58259197 09/26/24	\$295.00



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Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0780	LWP CLAIMS SOLUTIONS INC	67845	10/8/2024	22923	WORKERS COMPENSATION CLAIMS MA	\$15,048.75
	RICHARDS, WATSON & GERSHON A PROFESSIONAL CORP.	67898	10/8/2024	249393	REVIEW OF CURRENT CASE	\$4,269.90
		67898	10/8/2024	248389	REVIEW OF DOCUMENTS	\$81,036.66
		67898	10/8/2024	249391	REVIEW DOCUMENTS	\$5,760.00
		67898	10/8/2024	248390	REVIW LEGAL DOCUMENTS	\$23,397.49
		67898	10/8/2024	249392	REVIEW DOCUMENTS	\$13,398.00
		67898	10/8/2024	248391	REVIEW OF LAWSUIT	\$15,134.95
	SOPHIE PETROUTSAS	67917	10/8/2024	CLAIM NO. 2324-35	PAYMENT FOR CLAIM NO. 2324-35	\$6,106.22
	Fund Total					\$164,446.97
0787	BENEFIT COORDINATORS CORP.	67955	10/9/2024	B0FWDB	DENTAL CLAIMS	\$6,512.54
		67680	10/2/2024	B0FNL5	DENTAL CLAIMS	\$7,117.42
		67680	10/2/2024	B0FSNG	DENTAL CLAIMS	\$8,215.05
		67680	10/2/2024	B0FTJH	DENTAL CLAIMS	\$10,040.25
	FIRST AMERICAN ADMINISTRATORS, INC.	67684	10/2/2024	1000725198	BENEFIT LEVEL 1	\$3,128.98
		67684	10/2/2024	1000725197	BENEFIT LEVEL 1	\$258.00
	Fund Total					\$35,272.24
0790	AT&T-CAL NET 2	67760	10/8/2024	000022341606	CALNETC60 CHARGES FROM 08/24/24-09/23/24	\$740.75
	CDW GOVERNMENT, INC.	67774	10/8/2024	AA6IS3N	EXTREME RENEWAL	\$12,455.14
	CHARLES HANLEY	67778	10/8/2024	TRVL FINAL-9/24/24	IT- FINAL MISAC CONF	\$22.08
	CORTEZ, RICHARD	67791	10/8/2024	TRVL FINAL-9/23/24	IT FINAL- MISAC CONF	\$92.75



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Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0790	FUSION LLC	67816	10/8/2024	9954469	MONTHLY PHONE CHARGES SEPT 2024	\$6,876.02
	LEW, KEVIN	67841	10/8/2024	TRVL FINAL-9/23/24	IT FINAL- MISAC CONF	\$96.75
	PLASCENCIA, PATRICIA	67884	10/8/2024	TRVL FINAL-9/23/24	IT FINAL- MISAC CONF	\$111.75
	VERIZON WIRELESS	67942	10/8/2024	9974508296	CELL & DATA CHARGES FOR CITY FROM 08/23/-09/22/24	\$50.28
	Fund Total					\$20,445.52
Total	Total					\$5,798,385.76

CEIBA SPECIAL USE PERMIT ACTION PLAN
In response to
The City of Watsonville CONDITIONS OF APPROVAL

Color	Total Conditions	Condition Item #
Ceiba has fully complied with the condition	43 (83%)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 33, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 52, 53, 54, 55
Ceiba has partially complied with condition	8 (15%)	19, 29, 31, 32, 35, 51,
Ceiba has not complied with the condition yet, but is working to complete	1 (2%)	46
TOTAL	55	

Updated September 30, 2024

Item	City of Watsonville Use-Permit Compliance Conditions	Ceiba Action(s)	Completed by	Dollar Estimates
#	Standard Conditions			
1	Approval. This approval applies to the application for the permanent establishment of a 525-student charter school for grades 6-12 in an existing 27,000± square-foot building with an 8,500± square-foot mezzanine on a 2.1± acre site located at 215 Locust Street (APN 017-161-51). This approval applies to plans titled "Existing Site Plan, Planning Exhibit, Ceiba Public Schools" (prepared by WR&D Architects, dated 11/3/2021), received by	Ceiba agrees with this condition	N/A	N/A

	the Community Development Department on November 9, 2021, and filed by Elizabeth Sanborn Falcon with Benchmark Realty Advisors for Ceiba College Preparatory Academy, applicant, on behalf of Spinnaker Ventures LLC, property owner. (CDD-P)			
2	Conditional Approval Timeframe. This Special Use Permit shall be null and void if not acted upon within 24 months from the effective date of the approval thereof. Time extensions may be considered upon receipt of a written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)	Ceiba has acted and will act upon the conditions listed		
3	Findings. Approval is subject to the findings and supportive evidence in accordance with WMC Section 14-12.513 of the Zoning Ordinance with said Findings set forth in Exhibit "A" and made a part of this Permit. (CDD-P)	Ceiba agrees		
4	Modifications. Modifications to the project or conditions imposed may be considered in accordance with WMC Sections 14-12.1000 and 14-10.1305. All revisions shall be submitted prior to field changes and are to be clouded on plans. (CDD-P)	Ceiba agrees		
5	Substantial Conformance & Grounds for Review. The project shall be in compliance with the conditions of approval, all applicable local, State and Federal codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special	Ceiba agrees		

	Use Permit, pursuant to Part 13 of WMC Chapter 14-10, or other code enforcement actions, pursuant to WMC Chapter 14-14. (CDD-P)			
6	Appeal Period/Effective Date. This Permit shall not be effective until 14 days after approval by the final decision-making body or following final action on any appeal. (CDD-P)	Ceiba agrees		
7	Necessary Actions. The applicant shall take all actions necessary to comply with all conditions of approval, including, but not limited to, submitting subsequent applications for upgrading pedestrian crossings on nearby streets, developing a Safe Routes to School Plan, implementing a travel behavior change program, and flood-proofing the existing building. (CDD-P)	Ceiba will comply		
8	Conditions of Approval. A copy of the final conditions of approval must be printed on the first or second sheet of plans submitted for future permits. <i>Plans without the conditions of approval printed directly on the first or second page shall not be accepted at the plan check phase.</i> (CDD-P)	Ceiba will comply		
9	Indemnity Agreement. The applicant shall agree in writing to indemnify and defend the City in case of legal challenge arising out of the City approving the project. Said agreement shall be subject to approval of the City Attorney. (CAT)	Ceiba will comply		
#	Building and Fire-related Conditions:			
10	Required Permits. The applicant shall obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, etc.) for this project and any new tenant improvements (e.g., new	Ceiba has complied and will continue to comply		

	framing, electrical, plumbing, etc.). All construction shall comply with all State Building Codes and Municipal codes in effect at the time of plan submittal for building permits resulting in construction. (CDD-B, -E)			
11	Building Code. Project construction shall comply with the California Building Code as adopted by the City. (CDD-B)	Ceiba has complied and will continue to comply		
12	Fire Code. Project construction shall comply with California Fire Code as adopted by the City. (WFD)	Ceiba has complied and will continue to comply		
13	Historic Code. Project construction shall comply with California Historical Code as adopted by the City. (CDD-B)	Ceiba has complied and will continue to comply		
14	Energy Efficiency. The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measures to reduce energy consumption such as low-flow shower heads, flow restrictors for toilets, low consumption lighting fixtures, and insulation and shall use drought tolerant landscaping. (CDD-B)	Ceiba has complied and will continue to comply		
#	At time of building permit application, the following shall be complied with:			
15	Any signage proposed for the school shall require a separate sign permit. (CDD-P)	Ceiba has complied with sign permit requirements	Complete	N/A
16	Comprehensive detailed construction plans are required at the time of submittal to be reviewed for adequate content prior to intake by the Building Official	There is no new Ceiba construction planned.	Complete	N/A

17	The project shall comply with all applicable provisions of the California State Building Code (Title 24) Part 2 Chapter 11B for Disabled Access. Plans must show compliance with all requirements. (CDD-B)	Ceiba will comply with CA State Building Code (See Item #4 Below)	Complete	N/A
18a	Comply with all applicable provisions of the California State Building Code (Title 24) Part 2 Chapter 11B Division I, II & III for Disabled Access. Plans must show compliance in sufficient information and detail to determine compliance was noted for the following: a. Path of travel from Public Transportation (main entry to the public sidewalk).	Ceiba will meet CA State Building Code for Disabled access by: a. Path of Travel i. Installed curbed sidewalk with truncated domes (detectable warnings) at each end of walkway along driveway that meets Locust St	Complete	\$80,000
18b	Disabled parking requirements: 1. Van Accessible Parking (requires 8'-0" unloading area). 2. Number of spaces (1 for 1st 25, 2 for the next 50 see table 11B-6). 3. Path of travel from accessible parking to any elevators. 4. Slopes at parking & unloading areas must not exceed 1:50. 5. Proper disabled signage, lettering and stripping is required. (CDD-B)	b. Disabled Parking i. Already provides Van Accessible Parking ii. Already provides 3 disabled parking spaces iii. Already provides path of travel from disabled parking to elevator iv. Already provides slopes at parking & unloading that are under 1:50 v. Already provides handicap signage, lettering and striping.	Complete	N/A
19	Main building entrances and required exits must be accessible. Design professionals must provide written verification of compliance for existing disabled access features or facilities noted on plans. (CDD-B)	The building meets all accessibility standards except for push-button access on the front entry. Ceiba will provide written compliance verification for existing disabled access features created by design professionals.	Law requires front door to remain locked during school hours for safety purposes. Door does	\$15,000

			have push button access from front office.	
20	The building shall have Automatic Fire Sprinklers installed, complying with NFPA installation standards. The fire sprinkler contractor shall submit three sets of plans and calculations for a separate fire permit prior to installation of the system. (CDD-B, WFD)	Ceiba's school already has Automatic Fire Sprinklers installed as of its initial school renovation in 2014-2015. The system is inspected and tested on an annual and five-year annual basis through an NFPA accredited contractor.	Complete	N/A
21	The project shall comply with the current CBC and CFC regulations for fire issues. (CDD-B, WFD)	Ceiba currently complies with both CBC and CFC regulations for fire issues.	Complete	N/A
22	A UL central station shall monitor all fire sprinkler systems. The monitoring shall provide water flow notification to the hearing and visually impaired. The monitoring contractor shall submit three sets of plans for a separate fire permit prior to installation of the system. (CDD-B, WFD)	Ceiba currently uses a UL central station to monitor all fire sprinkler systems.	Complete	N/A
23	The building shall be provided with KNOX-BOX or keyed entry for emergency access at all times. (CDD-B, WFD)	Ceiba currently has a KNOX-BOX installed next to the front door for emergency access at all times.	Complete	N/A
24	All buildings shall be provided with the required size and number of fire extinguishers. Exterior doors providing access to the fire risers and alarm panel shall have proper signage installed. (CDD-B, WFD)	Ceiba currently has the correct size and number of fire extinguishers and are served annually by Watsonville Fire Dept. Exterior doors do provide access to the fire riser room. Alarm panel currently has proper "fire riser" signage installed with braille.	Complete	N/A
25	Work Hours. No work for which a building permit is required shall be performed within the hours of 7:00 p.m. to 7:00 a.m. Monday through Friday, nor prior to 10:00 a.m. or after 4:00 p.m. on Saturday. No work shall occur on Sunday. A sign shall be posted	Any work completed requiring a building permit shall be performed between 7:00 AM and 7:00 PM Monday through Friday or 10:00 AM to 4:00 PM on Saturday.	Complete	N/A

	at a conspicuous location near the main entry to the site, prominently displaying these hour restrictions and identifying the phone # of the Job Superintendent. (CDD-B)			
#	City of Watsonville Ongoing Conditions			
26	Parking. Only School Administration staff, teachers, and volunteers and visitors may park onsite. Students shall not be allowed to park at the facility. (CDD-P, WPD)	Ceiba currently has a policy that states only Ceiba administration, staff, teachers, and volunteers are permitted to park onsite. Students are not permitted park at our facility.	Complete	N/A
27	Driveway Access. The school access for student drop of and pick up shall be limited to the driveway off of Locust Street. The Riverside Drive access shall not be utilized. (CDD-P, WFD)	School access for student drop off and pick-up shall continue to be on site after entering the driveway on Locust St. No students enter the school site from Riverside nor will they do so in the future.	Complete	N/A
28	Safe Routes to School (SRTS) Plan. The School Administration staff shall prepare a plan or document identifying designated safe routes to school. This plan shall be provided to all families at the beginning of school and included on the school's website where parents can access it throughout the year. This website link and/or printed document shall be provided to the City Engineer and/or Traffic Operations Manager at least 30 days prior to the beginning of each academic school year for review and approval. (CDD-P, PWD)	Ceiba updated a designated safe routes to school map for our families and posted it to our website. Ceiba provided an updated the Safe Routes to School Plan to the city engineer.	February 21, 2023	N/A
29	On- and Off-Site Traffic Circulation. School Administration staff shall be responsible for traffic flow to and from the site during student drop off and pick up. School staff, crossing guards and volunteers shall adhere to the SRTS plan to ensure appropriate onsite drop off and pick up locations. School staff, crossing guards and volunteers shall	School staff, crossing guards, and volunteers will adhere to the Safe Routes to School plan for appropriate onsite drop off and pick up locations. Ceiba received three complaints since July 1,		

	also ensure queuing of vehicles are onsite and traffic does not back up onto City streets, thereby avoiding causing traffic congesting and unsafe conditions. Any issues arising from poor traffic control shall be remedied by the school upon notification from City staff. School administration staff will institute a policy that no students drop-off or pick-up is to take place along Riverside Dr (CDD-P, PWD)	2024. The complaint log was shared with the City of Watsonville on September 30, 2024.	Ongoing	N/A
30	Pedestrian Guard Training. School Administration staff shall provide annual training for school staff and any volunteers serving as crossing guards. Crossing guards shall adhere to SRTS plan. Copies of individual crossing guard training certificate(s) shall be provided to City staff, upon request. Information on training can be found at http://www.casaferoutestoschool.org/adult-crossing-guard-training/ . (CDD-P, PWD). (CDD-P, PWD)	School Staff has completed training and shared crossing guard training certifications with the City of Watsonville.	Ceiba completed crossing guard training	N/A
31	Pedestrian Crossings Upgrades on Nearby City Streets. Street crossings nearby to the school site shall be upgraded to include high-visibility crosswalks along with appropriate in-street signs per CA MUTCD standards. School Administration staff shall submit an Encroachment Permit to the City of Watsonville within 12 month timeframe for upgrading the following location(s) to provide high-visibility crosswalks and appropriate signage: <ul style="list-style-type: none"> ● Second Street and Locust Street; ● Walker Steet and Second Street ● Pine Street and Second Street; and ● Pine Street and W. Beach Street. (PWD) 	Ceiba will upgrade pedestrian crossings to include: <ul style="list-style-type: none"> ● High-visibility crosswalks ● Appropriate in-street signs (per MUTCD stds) Ceiba submitted encroachment permits for pedestrian crossings at the following intersections: <ul style="list-style-type: none"> ● Second Street and Locust Street ● Walker Street and Second Street ● Pine Street and Second Street ● Pine Street and W. Beach Street <i>Ceiba did not receive any bids in first request for proposals. Ceiba is awaiting meeting between Ceiba's lead engineer, Chris Stout, CoW Principal Engineer, Murray Fontes, and</i>	Ceiba submitted plans to the City	\$457,000* *Watsonville Complete Streets to School Plan 2020 Report

		<p><i>members of CalTrans District 5 Regional Planning, Paul Guirguis, and CalTrans District 5 Transportation Planner, Jacob Hernandez. Ceiba is awaiting Mr. Bartlett's return from leave to set up this meeting and complete the roadway improvements.</i></p>		
32	<p>Accessible Ramps and Sidewalks on Nearby City Streets. School Administration staff shall submit an Encroachment Permit to the City of Watsonville within 12 month timeframe for upgrading ramps at the above location(s), as necessary, to meet current Americans with Disability Act (ADA) standards.</p> <p>In addition, School Administration staff shall submit an Encroachment Permit to the City of Watsonville for filling in sidewalk gaps along the east side of Locust Street between the school driveway and Riverside Drive. (PWD)</p>	<p>Ceiba submitted encroachment permits for upgrading ramps to meet ADA standards at the following locations:</p> <ul style="list-style-type: none"> ● Second Street and Locust Street ● Walker Street and Second Street ● Pine Street and Second Street ● Pine Street and W. Beach Street ● Fill sidewalk gap along East side of Locust between driveway and Riverside <p><i>Ceiba did not receive any bids in first request for proposals. Ceiba will rebid in July. Ceiba is awaiting meeting between Ceiba's lead engineer, Chris Stout, CoW Principal Engineer, Murray Fontes, and members of CalTrans District 5 Regional Planning, Paul Guirguis, and CalTrans District 5 Transportation Planner, Jacob Hernandez. Ceiba is awaiting Mr. Bartlett's return from leave to set up this meeting and complete the roadway improvements.</i></p>	<p>Ceiba submitted plans to the City</p>	
33	<p>Accessible Path-of-Travel. School Administration staff shall provide an accessible route from Locust Street to the school building. Pursuant to CBC Chapter 11A, Section 1116A.5, when a walk crosses or adjoins a vehicular way, the walking surface shall be separated from the vehicular area by curbs, railings or other elements, or the boundary between the pedestrian areas and the</p>	<p>Ceiba has complaint path of travel from Locust to the building</p>	<p>Construction completed.</p>	<p>Listed above</p>

	<p>vehicular areas shall be defined by a continuous detectable warning 36 inches wide minimum. (CDD-E)</p> <p>In accordance with the recommendations in the Traffic Operations Study prepared by Hexagon (dated June 8, 2022), the school shall install a raised sidewalk in place of the striped pedestrian pathway along the north side of the school driveway. Site work requires issuance of building permit and inspection by a Building Inspector. Any work in the public right-of-way shall require a separate encroachment permit from the Public Works and Utilities Department. (CDD-B-E)</p>			
34	<p>Accessibility Signage. The applicant shall install accessible path-of-travel signs per CBC Section 1110A.2. (PWD)</p>	<p>Upon completion of path-of-travel, Ceiba installed accessibility signs indicating the location of the path-of-travel.</p>	<p>Will apply for permits upon Watsonville City Council zoning approval</p>	<p>\$2,000</p>
35	<p>Caltrans Facilities Enhancements: Riverside Drive School Zone Signs, Accessible Ramps, and Crosswalk Upgrades. Due to the proximity of the school to the State Route 129, School Administration staff shall submit an Encroachment Permit to Caltrans for (a) establishing of a School Zone on Riverside Drive, (b) upgrading existing crosswalk(s) at Riverside Drive and Walker Street to school crosswalks, and (c) upgrading existing ramps at Riverside Drive and Locus Street and (d) installing high-visibility crosswalks and curb extensions at Riverside Drive and Menker Street to meet current ADA standards, and (e) establishing a no parking zone on Riverside Dr between Walker and Locust St (Caltrans, PWD)</p>	<p>Ceiba is working with CalTrans and the City of Watsonville to:</p> <ul style="list-style-type: none"> • Establish a School Zone on Riverside Drive • Upgrade sidewalks at Riverside and Walker to school crosswalks • Upgrade ramps at Riverside and Locust to meet ADA standards • Install high visibility cross-walk and curb extensions at Riverside Drive and Menker Street • Establishing a no parking zone on Riverside Dr between Walker and Locust St <p><i>Ceiba is awaiting meeting between Ceiba's lead engineer, Chris Stout, CoW Principal Engineer, Murray Fontes, and members of CalTrans</i></p>	<p>Ceiba submitted plans to the City of Watsonville</p>	<p>\$106,000* *Watsonville Complete Streets to School Plan 2020 Report</p>

		<i>District 5 Regional Planning, Paul Guirguis, and CalTrans District 5 Transportation Planner, Jacob Hernandez. Ceiba is awaiting Mr. Bartlett's return from leave to set up this meeting and complete the roadway improvements.</i>		
36	<p>Stormwater Bioswale Corrections and Maintenance Requirements. The applicant shall maintain bioswale in the school's parking lot in an operable condition in accordance with the Maintenance Agreement with the City of Watsonville, including, but not limited to, taking the following corrective actions:</p> <ul style="list-style-type: none"> • Remove wood, basketball hoops, and other blockages/debris from the bioswales; • Replace missing beehive grates at drainage inlets; • Provide planting in accordance with the City Standard Drawing Nos. LID-0004A, B; and • Provide gravel energy dissipation at all bioswale curb cut inlets per City Standard Drawing No. LID-002. (CDD-E, PWD) 	<p>Ceiba updated the stormwater bioswale in March 2022 by removing overgrown Ponderosa Pine trees, replacing beehive grates at drainage inlets, planting in accordance with City Standard Drawings Nos. LID-0004A, B, and installing gravel energy dissipation areas at each Bioswale curb cut inlet. The most recent Stormwater Facility Maintenance Inspection was completed on September 12, 2024.</p>	<p>Upgrade to Bioswale March 2022</p> <p>Bioswale Review completed and submitted December 2022</p> <p>Ceiba's bioswale reviewed again September 12, 2024</p>	<p>Design: \$1,400</p> <p>Construction/Landscaping: \$12,400</p>
37	<p>Landscape and Irrigation Requirements. Landscape and irrigation designs shall comply with the California Model Water Efficient Landscape Ordinance. (PWD)</p>	<p>Ceiba updated landscape and irrigation to comply with CA Model Water Efficient Landscape Ordinance. This landscaping is located in the Bioswale and adjacent areas.</p>	<p>Completed</p>	<p>Listed above</p>
38	<p>Maintenance of Landscaping and All Other Site Improvements. Landscaping and all other site improvements shall be maintained in perpetuity. Landscaping shall be maintained in good growing condition by a professional landscape maintenance company; and such maintenance shall include, where appropriate, weeding, mowing, pruning,</p>	<p>Ceiba is maintaining landscaping around the school and has contracted with JR Landscaping for monthly updates. Landscape updates include weeding, mowing, pruning, cleaning, fertilizing, and watering.</p>	<p>Ongoing</p>	<p>\$1,000 per month</p>

	cleaning, fertilizing and regular watering. All dead, dying and diseased vegetation shall be immediately replaced in kind. (CDD-P)			
39	Sewer Inspection. Pursuant to WMC Section 6-3.506, the applicant shall submit an application for a video inspection of the building's existing sanitary sewer lateral to ensure the existing sanitary sewer lateral meets all requirements of the City's Public Improvement Standards. (PWD)	Bellows Plumbing completed video inspection and repaired a sewer line dip in the Ceiba driveway. All requirements for sewer laterals outlined by City's Public Improvement Standards are now met	Work in progress on sewer lateral	\$10,000
40	New Metal Roof on Existing Trash Enclosure. As shown for the Trash Enclosure Elevation on the Existing Site Plan (sheet A101), the applicant shall install a new metal roof on the existing trash enclosure, in conformance with the City's Public Improvement Standard No. S-602. (CDD-P, -E, PWD)	Complete	Complete	\$5,000
41	Trash Enclosure Maintenance. To prevent nuisance conditions and complaints concerning odors emanating from garbage and rotting food scraps in the trash enclosure area, the applicant shall routinely clean the trash enclosure and secure it at night. (PWD)	Ceiba routinely cleans the trash enclosure and dumpsters to prevent odors by pressure washing dumpster.	Ongoing	N/A
42	Trash Disposal. All trash, recycling, greenwaste and foodwaste materials generated onsite shall be disposed of at a City-approved landfill or recycling center. The Applicant shall contact the Solid Waste Division of the City Public Works Department to coordinate disposal of all trash, recycling, greenwaste and foodwaste materials. (PWD)	Ceiba is in compliance with this and has two green waste bins that are collected weekly along with routine trash and recycling dumpster disposals.	Ongoing	N/A
	Mandatory Travel Behavior Change Program. The applicant shall implement a mandatory travel behavior change program to reduce the number of	Ceiba hosted Back to School Night on August 22nd (MS) and August 24th (HS) this school to start the 2023-24 school year. During the initial		

43	<p>staff members from driving along to and from work. Key components include: (a) developing a travel behavior change program that targets individuals' attitudes, goals, and travel behaviors; (b) educating participants on the impacts of their travel choices and the opportunities to alter their habits; and (c) providing a web site that allows employees to research other modes of transportation for commuting. In accordance with the recommendations in the Traffic Operations Study prepared by Hexagon (dated June 8, 2022), the school shall implement (a) a carpool matching program incentivize carpooling and (b) a bicycle program to encourage more students and staff to ride bicycles to and from the premises The applicant shall provide the City with the contact information for the School Administration staff member responsible for implementing the travel behavior change program. (CDD-P)</p>	<p>meeting with families, we delivered a presentation that targeted "individuals attitudes, goals, and travel behaviors" through a discussion of student safety, and following the rules to create a more efficient drop off and pick up procedure.</p> <p>Ceiba also provides the cruz511.org to educate employees about other modes of transportation for commuting.</p> <p>Ceiba continued our carpool matching program with staff during the 2023-24 school year;</p> <p>Ceiba families were also provided with surveys about carpooling for the 2023-24 school year</p> <p>Ceiba did not implement the bicycle program to encourage more students to bicycle after parents shared they wanted to wait until the intersections surrounding the school were updated.</p> <p>Head of School, Josh Ripp, and Vice Principal, Rachael Pedley, will jointly be responsible for implementing the behavior change program.</p>	In Progress	N/A
44	<p>Carpool Matching Program. To help facilitate carpooling, School Administration staff shall distribute a carpool matching application to all students/parents and staff. The application shall be used to match people who live in the same area who may be able to carpool together. An objective of this project is to reach parents or staff who may be reluctant to reach out individually to find carpool partners and may be more likely to fill out a form that will be administered by the school. (CDD-P)</p>	<p>Ceiba continued to offer a carpool stipend for staff during the 2023-24 school year and will continue to provide the stipend in subsequent years.</p> <p>Families have received surveys on carpooling options, but we can continue to improve in this area</p>	In-Progress	

45	<p>Incentives or Promotional Events. To encourage students and staff to use alternative modes of transportation, such as biking and carpooling, School Administration staff shall provide incentives or host promotional events. Such incentives shall include, but are not limited to, providing subsidized transit passes or cash stipends for carpooling. Promotional events could include a monthly raffle or a point system for those who use alternative modes. TDM measures encouraging active modes of transportation will be more effective if implemented in combination with the Complete Streets to Schools Plan improvements. (CDD-P</p>	<p>Ceiba participates annually in the “Walk and Roll to School” Event put on by Santa Cruz County. Students receive “swag,” snacks, and certificates for riding or walking to school.</p> <p>In addition, Ceiba currently provides \$150 to each staff member for every 20 days that they walk, bike, or carpool</p>	In-Progress	\$6,000
46	<p>Bicycle Program. To encourage more students and staff to ride bicycles, School Administration staff shall provide a free bikeshare program, or give away bicycles to the students. Ceiba School currently provides bike racks located at the front entrance with a capacity of 30 bikes. During Hexagon’s field observations, seven bikes were observed parked on the racks during the school day. As of May 2022, school staff reported that at most 15 to 20 people have been observed to bike to school. (CDD-P)</p>	<p>Feedback from Ceiba families was that they are eager to participate once crosswalks and traffic safety upgrades are completed.</p>	In-Progress	\$60,000
47	<p>Promotions and Marketing. The applicant shall make use of marketing and promotional tools to educate and inform school staff about site-specific transportation options and the effects of their travel choices. The applicant shall provide the City with the contact information for the School Administration staff member responsible for sharing educational and promotional materials with school staff. Acceptable marketing and promotional materials include any public information</p>	<p>Ceiba Head of School Josh Ripp, josh.ripp@ceibaprep.org, will provide educational and promotional materials for site-specific transportation options as well as the effects of their travel choices. These site-specific transportation option marketing materials will be posted and promoted in a timely manner.</p>	In Progress	N/A

	campaign(s) that promote awareness of Transportation Demand Management (TDM) program(s), such as the cruz511.org program run by the Santa Cruz County Regional Transportation Commission. (CDD-P)			
48	Preferential Carpool / Vanpool Parking Spaces. The applicant shall reserve a minimum of five (5) parking spaces closest to the building's main entrance as designated carpool / vanpool spaces. (CDD-B)	Five parking spaces are now labeled as carpool/vanpool spaces		\$3,000
49	Transit Subsidies. The applicant shall provide school staff an option of receiving a subsidized transit fare. The applicant may provide a discounted ticket or a full-reimbursed transit ticket. (CDD-P)	Ceiba currently provides subsidized transit fare for both students and staff.	Ongoing	< \$500
50	Prohibit Use of Offsite Vacant Land for Recreational Activities. The vacant land at 228-234 Locust Street (APNs 017-162-15 and -16) is not approved as part of this Permit for use as school facility for recreational activities or any other student activities	The offsite vacant land has had a locked gate since Ceiba commenced occupancy at 215 Locust St and Ceiba students have never used the land for recreational activities.	Ongoing	N/A
51	Flood Proof Existing Building. The existing building shall be flood-proofed in accordance with the standards for reducing flood hazards set forth in WMC Section 9-2.500. (CDD-E)	Ceiba is working with architect Lou Bartlett to develop a plan to floodproof the entire building.	Need further information	TBD
52	CEIBA will make available through its website a form for neighbors and residents to use for complaints. CEIBA will respond to the complainant within 7 days.	Ceiba posted a complaint form within 1 week of receiving the final resolutions from the City of Watsonville.	Complete	N/A
53	Within 60 days of approval, CEIBA will hold a meeting with business owners to discuss any	Ceiba hosted a meeting with business owners on Wednesday May 10th at 5:30 PM. Notices were sent to each business that participated in	Complete	

	outstanding issues. CEIBA will continue to have community meetings biannually thereafter. (CDD-P)	the June 28th hearing and an ad was placed in the Pajaronian.		
54	For three years from the date of approval, CEIBA will provide a quarterly update to the City, including information such as the City complaint log, updates on conditions of approval, outreach to the business community and residents, any training provided or certifications for crossing guards, status of implementation for safe routes for schools. The City will provide the information to Council. After three years, reports will be provided on an annual basis. (CDD-P)	<p>Mr. Ripp sent second Quarterly Update to City on June 30th, 2023</p> <p>Mr. Ripp sent third Quarterly Update to City on September 30th, 2023</p> <p>Mr. Ripp sent fourth Quarterly Update to City on December 31, 2023</p> <p>Mr. Ripp sent fifth Quarterly Update to City on March 29, 2024.</p> <p>Mr. Ripp sent sixth Quarterly Update to City on June 27, 2024</p> <p>Mr. Ripp sent seventh Quarterly Update to City on September 30, 2024</p>		
55	Indemnity Provision. The applicant shall sign a defense and indemnity contract agreeing to defend, indemnify, and hold harmless the City of Watsonville, its elected and appointed officials, officers, employees, and agents arising out Special Use Permit and Environmental Review (App. No. 1737), including but not limited to any approval or condition of approval of the City of Watsonville Planning Commission or City Council. The City shall promptly notify the applicant of any claim, action, or proceeding concerning this permit and the applicant and City shall cooperate fully in the defense of the matter. The City reserves the right to select counsel in the defense of the matter. (CAT)	Ceiba signed indemnity provision		
			TOTAL	>\$750,000

From: **Jennifer Galvan** <jennifer@bellowsservice.com>

Date: Wed, Jul 10, 2024 at 9:31 AM

Subject: 215 Locust St. POST Sewer Lateral Inspection

To: Sewer Lateral Inspections (SLI) <sli@cityofwatsonville.org>, <Rosie.infante@ceibaprep.org>

Good morning,

Attached is the POST inspection report form and the YouTube links with the POST inspection videos for the above address.

Let me know if you need anything else and hope everyone has a great day.

POST video #1- connection to manhole to cleanout in driveway: <https://youtu.be/6uqlycBKCKs>

POST video #2- cleanout in driveway to cleanout at 100': <https://youtu.be/OdC90kJp9y0>

POST video #3- cleanout at 100' to cleanout near grease trap: <https://youtu.be/u3VMsUBrymU>

POST video #4- cleanout we installed at grease trap to foundation of building:

<https://youtu.be/CH0Lp1BoG3E>

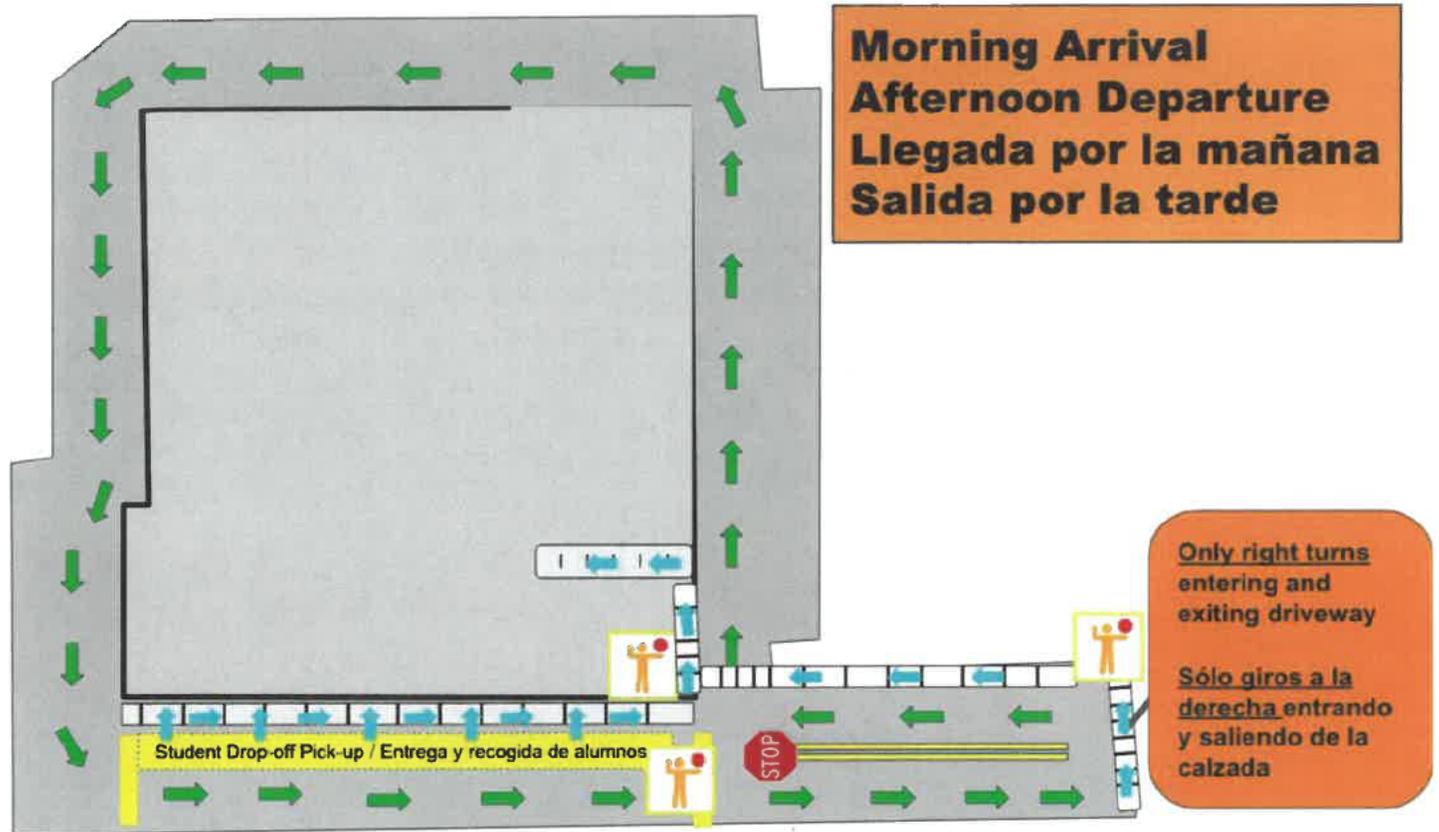
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Thank you,
Jennifer

Jennifer Galvan
Plumbing & Maintenance
Bellows Plumbing, Heating & Air

P 831-477-7150 / 408-866-4620

W
www.bellowsservice.com



- No left turn entering or exiting Ceiba / No se puede girar a la izquierda para entrar o salir de Ceiba
- Students walking should follow crossing guards instructions / Los estudiantes que caminan deben seguir las instrucciones de los guardias de cruce



1

Traffic Advisories Avisos de tráfico



Please do not double park
No aparcar en doble fila

Please do not Double Park
No aparcar en doble fila

2



Riverside Dr (HWY 129)



Second Street



Locust Street

- **Please do not drop off or pick up students along Riverside Dr, Second St, or Locust St**
- **Por favor, no deje ni recoja alumnos en Riverside Dr, Second St, o Locust St.**

3



- *Students group here first*
- *Los estudiantes se agrupan aquí primero*

**Student Crossing
at 2nd and Locust**

- *Students cross Second St in group on North side of Locust St*
- *Los estudiantes cruzan la calle Second en grupo por el lado norte de la calle Locust*

Timestamp	Complainant Name / Nombre del denunciante	Street Address / Dirección	Phone Number / Número de teléfono	Email / Correo electrónico	What is the problem or complaint that you would like Ceiba to address? / ¿Cuál es el problema o queja que le gustaría que atienda Ceiba?	Do you have a suggestion or proposal that would help Ceiba resolve your complaint? / ¿Tiene alguna sugerencia o propuesta que ayudaría a Ceiba a resolver su queja?	Is there anything else you'd like to share? / ¿Hay algo más que le gustaría compartir?
8/9/2023 15:57					Since school started on August 2nd, Ceiba students have been loitering in front of our house, sitting on our fences and gates (which activity we have previously asked you to mitigate), and leaning on motor vehicles of the residents.	As a first effort, you can try to do a general notification instructing students and parents not to engage in this type of activity.	
1/24/2024 20:3					I wish to lodge a complaint in regard to the behavior of Ceiba students which occurred today, Wednesday, January 24, 2024. In the time frame of 3:15 PM to 4:35 PM a group of Ceiba students were loitering and trespassing on the porch and grounds of the dwelling at 243 Locust Street and loitering in front of 305 Second Street. Regrettably, today was not an isolated incident. Such occurrences have happened repeatedly despite multiple previous written complaints. Additionally, there have been concerning instances where students were seen trespassing in driveways and seemingly surveilling homes through windows.	The recent history of Ceiba's neighborhood problems indicates that the crossing guards are not capable of resolving these types of student behavior issues. The recent history of Ceiba's neighborhood problems also indicates that advisory messages to families and students are not an effective solution.	
4/23/2024 16:4					On Thursday, April 11, 2024, starting at approximately 4:15 PM, several CEIBA students were loitering on the sidewalk in front of residences of 305 Second Street and 307 Second Street. They then attracted several other children to also loiter there. Thereupon, they began lobbing and kicking a ball back and forth on the street and sidewalk. In doing so, they repeatedly hit multiple parked vehicles of the residents, created an uncontrolled traffic hazard, as well as landing the ball into the front landscaping of the affected residences. To retrieve the ball, they repeatedly trespassed into the driveway and front garden. Over the span of about an hour, they repeatedly sat on the fencing of the residences, leaned on the residents' motor vehicles, sat on the front steps of the residence, and loitered.	For how long these problems have been going on, it is really CEIBA's responsibility to solve this.	Student loitering and trespassing are ongoing nuisances that CEIBA has failed to resolve.
4/28/2024 19:3					On April 25, 2024, there were multiple violations of Conditions of Approval 29 and 30. Parents dropped off/picked up students in the middle of Second and Locust Streets; parents parked and blocked ADA ramp on Second and Locust. Crossing guards do not adhere to SRTS plan as parents fail to pick up and drop off students onsite.	For how long these problems have been going on, it is really CEIBA's responsibility to solve this.	These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is inaccurate reporting.
5/5/2024 17:03					On May 3, 2024, there were multiple violations of Conditions of Approval 29 and 30. In the afternoon, there were no crossing guards at Second and Locust (this has happened multiple times). Parents dropped off/picked up students in the middle of Second and Locust Streets; parents dropped off/picked up students offsite. In the morning, crossing guards did not adhere to the SRTS plan as parents failed to drop off students onsite. In addition to Conditions 29 and 30, parents violated CEIBA's Parent Handbook, which states that "All drop-off and pick-up must take place on Ceiba property."	For how long these problems have been going on, it is really CEIBA's responsibility to solve this.	These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is inaccurate reporting. Additionally, on May 1, 2024, CEIBA stated it would mitigate the violations by "placing an additional guard outside to ensure all safety rules are followed." It failed to do so.
5/13/2024 13:1					During the week of May 8-10, 2024, there were multiple violations of Conditions of Approval 29 and 30. Parents dropped off/picked up students in the middle of Second and Locust Streets; parents dropped off/picked up students offsite. Parents parked in front of the ADA sidewalk ramp at Second and Locust Streets and in the red zone. Parents parked improperly by facing oncoming traffic on Second Street to pick up students. Crossing guards failed to uphold the SRTS plan as parents were not dropping off/picking up students onsite. In addition to Conditions 29 and 30, parents violated CEIBA's Parent Handbook, which states that "All drop-off and pick-up must take place on Ceiba property." During the afternoon peak time period, students loitered for a considerable amounts of time all around the neighborhood waiting to be picked up. Students continue to trespass and sit on the fence at 305 Second Street in front of crossing guards, who appear to be ineffective at upholding proper behavior of students.	For how long these problems have been going on, it is really CEIBA's responsibility to solve this.	These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is inaccurate reporting.
5/20/2024 17:2					During the week of May 13-17, 2024 there were multiple violations of Conditions of Approval 29 and 30 of the CEIBA use permit. Each day CEIBA parents regularly dropped off and picked up students offsite by parking and double-parking all over Second and Locust Streets. CEIBA students regularly jaywalked on Second and Locust Streets, which is dangerous since the neighborhood is a heavy industrial zone trafficked by semi-trucks. At times, the students jaywalked right in front of CEIBA crossing guards. CEIBA parents are also increasingly dropping off/picking up students by parking and double-parking on Pine Street, the Pine Street/Second Street intersection, as well as Second Street (from 307 to the 400 block of Second Street). On the afternoon of May 17th, traffic backed up on Locust Street from the CEIBA for nearly the entire block. Both parents and students block driveways during these pick-ups and drop-offs. There is a notable increase in both student and staff parking on Pine, Locust, and Second Streets. On the afternoon of May 15th, CEIBA students trespassed and sat on the porch of 305 Second Street for over an hour. Crossing guards failed to uphold the SRTS plan as parents were not dropping off/picking up students onsite. Students continued to sit on residential fences as they waited for their parents to pick them up.	For how long these problems have been going on, it is really CEIBA's responsibility to solve this.	These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is fraudulent reporting.

Timestamp	Complainant Name / Nombre del denunciante	Street Address / Dirección	Phone Number / Número de teléfono	Email / Correo electrónico	What is the problem or complaint that you would like Ceiba to address? / ¿Cuál es el problema o queja que le gustaría que atienda Ceiba?	Do you have a suggestion or proposal that would help Ceiba resolve your complaint? / ¿Tiene alguna sugerencia o propuesta que ayudaría a Ceiba a resolver su queja?	Is there anything else you'd like to share? / ¿Hay algo más que le gustaría compartir?
6/17/2024 20:4					<p>During the week of May 20-24, 2024 there were multiple violations of Conditions of Approval 29 and 30 of the CEIBA use permit. Every day CEIBA parents regularly dropped off and picked up students offsite by parking and double-parking all over Second, Locust, and Pine Streets. Parents also blocked driveways as they dropped off or picked up students. Crossing guards continued to fail to uphold the SRTS plan as parents were not dropping off/picking up students onsite.</p> <p>As noted previously, CEIBA parents are also increasingly dropping off/picking up students by parking and double-parking on Pine Street, the Pine Street/Second Street intersection, as well as Second Street (from 305 to the end of the 400 block of Second Street).</p> <p>Additionally, CEIBA parents are dropping off/picking up students near the intersection of Locust Street and Highway 129. On May 22nd and 24th, dozens of students were observed being dropped off/picked up near this intersection close to CEIBA's campus. Parents parked in the middle of the street with students even exiting on the driver's side of the car. Parents parked near CEIBA's driveway and across the street from CEIBA's campus to drop off and pick up students. They also parked in the red zone near Highway 129 blocking visibility for vehicles turning onto Locust Street. Parents also turned left into the CEIBA campus, which is against CEIBA's SRTS protocol.</p> <p>This failure to follow protocol and making u-turns on the southern leg of Locust created a backup on Locust Street to Second Street, and the concentration of vehicles backed onto the Highway, similar to what Hexagon Transportation Consultants observed in the June 2022 Hexagon Operations Study. As noted in James Jefferey's traffic report dated February 2023, this is extremely hazardous to drivers on Highway 129. The crossing guards stationed at the driveway of CEIBA and at the intersection of Highway 129 and Locust did nothing to dissuade parents from this activity.</p> <p>Students were also observed jaywalking in the neighborhood, which is dangerous as they are often looking at their mobile phones in a heavy industrial zone with businesses that rely on significant truck traffic.</p> <p>There is a notable increase in student parking on Pine, Locust, and Second Streets.</p> <p>Despite complaints going on for over two years, CEIBA students continue to sit on residential fences/gates, vehicles, and/or trespass and loiter as they wait for their parents to pick them up. This occurs in front of crossing guards who do nothing. This loitering and trespassing occurs all along Second Street, from Locust to Pine Street, with an increase of student loitering occurring from 313 Second Street to the corners of Pine and Second, and at the intersection of Walker Street and Highway 129.</p>	<p>For how long these problems have been going on, it is really CEIBA's responsibility to solve this.</p>	<p>These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is fraudulent reporting.</p>
7/2/2024 7:22:0					<p>As has been the case for the CEIBA School year, during the week of May 28-31, 2024 there were multiple violations of Conditions of Approval 29 and 30 of the CEIBA use permit.</p> <p>As noted in prior complaints, CEIBA parents are increasingly dropping off/picking up students by parking and double-parking on Pine Street, the Pine Street/Second Street intersection, as well as Second Street (from 305 to the end of the 400 block of Second Street). Parents park in the middle of the intersection, in the red zones, and at the edge of crosswalks to drop off and pick up students, thereby blocking traffic and visibility for other drivers. They also park along the property of Southwest Trucking's semi-trailer industrial lot. There are several U-turns happening in this area, with occasions of four concurrent U-turns from parent drivers that fail to drop off/pick up students on CEIBA's campus. Students block driveways as they wait for their parents to pick them up.</p> <p>As noted in prior complaints, CEIBA crossing guards continued to fail to uphold the Safe Routes to School Plan as parents were not dropping off/picking up students onsite. These drop-offs and pick-ups are still occurring in front of the crossing guards.</p> <p>Students continue to jaywalk in the neighborhood, which is dangerous as they are often distracted by their mobile phones while walking in a heavy industrial zone where there is significant truck traffic.</p> <p>There is a notable increase in student parking on Pine, Locust, and Second Streets.</p> <p>Despite ongoing complaints, CEIBA students continue to sit on residential fences/gates, porches, and vehicles, and/or trespass and loiter as they wait for their parents to pick them up. This also occurs in front of crossing guards who do nothing. This loitering and trespassing occurs on Second Street from Locust to Pine Street, with an increase of student loitering occurring near the intersection of Second and Pine Streets.</p>	<p>For how long these problems have been going on, it is really CEIBA's responsibility to solve this.</p>	<p>These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is fraudulent reporting.</p>

Timestamp	Complainant Name / Nombre del denunciante	Street Address / Dirección	Phone Number / Número de teléfono	Email / Correo electrónico	What is the problem or complaint that you would like Ceiba to address? / ¿Cuál es el problema o queja que le gustaría que atienda Ceiba?	Do you have a suggestion or proposal that would help Ceiba resolve your complaint? / ¿Tiene alguna sugerencia o propuesta que ayudaría a Ceiba a resolver su queja?	Is there anything else you'd like to share? / ¿Hay algo más que le gustaría compartir?
7/22/2024 20:5					<p>As has been the case for the CEIBA School year, during the time frame of June 3 to June 13, 2024 there were ongoing violations of Conditions of Approval 29 and 30 of the CEIBA use permit.</p> <p>As detailed in several previous complaints and still unaddressed, CEIBA parents continue with dropping off/picking up students by parking and double-parking on Pine Street, the Pine Street/Second Street intersection, as well as Second Street (from 305 to the end of the 400 block of Second Street). Parents continue to park in the middle of the intersection, in driveways, and along red curb zones in order to drop off and pick up students, thereby blocking traffic and visibility for other drivers. They continue to park along the property of Southwest Trucking's semi-trailer industrial lot. There are several U-turns happening in this area, from parent drivers that fail to drop off/pick up students on CEIBA's campus. Students block driveways as they wait for their parents to pick them up. Parents continue to drop off and pick up students on Locust and Second Street in front of crossing guards who routinely do nothing. Students even exit/enter on the driver's side of vehicles.</p> <p>As has been the case since CEIBA began operating in this location, CEIBA crossing guards continued to fail to uphold the Safe Routes to School Plan as parents were not dropping off/picking up students onsite.</p> <p>Students continue to jaywalk which creates undue hazard in the neighborhood, which is a heavy industrial zone with significant truck traffic.</p> <p>Students continue to drive to school and create parking spillover on Pine, Locust, and Second Streets. They even block street cleaners/sweepers.</p> <p>Despite formal complaints for years, CEIBA students continue to sit on residential fences/gates, porches, and/or trespass and loiter as they wait for their parents to pick them up. This also occurs in front of crossing guards who do nothing. This loitering and trespassing occurs on Second Street from Locust to Pine Street, with an increase of student loitering occurring near the intersection of Second and Pine Streets.</p> <p>On multiple days from August 1, 2024 to August 9, 2024, a number of violations of the CEIBA use permit conditions of approval were observed during both morning and afternoon peak hour period, as well as beyond.</p>	<p>For how long these problems have been going on, it is really CEIBA's responsibility to solve this.</p>	<p>These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is fraudulent reporting.</p>
8/13/2024 19:2					<p>CEIBA parents were observed dropping off/picking up parents on Pine Street, Locust Street, and Second Street, as opposed to doing such actions on the CEIBA campus itself. These actions were done by double-parking in travel lanes, along curb lines, and along red-striped curb lines. During such positioning, parents were observed making numerous awkward and hazardous U-turns throughout the neighborhood (especially notably on State Highway 129). In doing so, traffic blockage and impaired visibility frequently occurred. Students were observed entering and exiting the driver's sides of vehicles double-parked in travel lanes and jaywalking in doing so. CEIBA students continue to loiter in front of houses after school for extended periods of time and subsequently sit on fences and vehicles. These activities were observed to occur in front of CEIBA crossing guards who routinely do nothing to correct the behavior. CEIBA car traffic was observed to back up CEIBA's campus on Locust Street to Second, then east on Second Street to Walker Street.</p>	<p>For how long these problems have been going on, it is really CEIBA's responsibility to solve this.</p>	<p>These are daily violations of Conditions of Approval 29 and 30 that CEIBA has failed to resolve, yet the school maintains these conditions are "Complete" on its quarterly updates. This is fraudulent reporting.</p>



CARE: A Pathway to Hope and Healing

Community Assistance, Recovery and Empowerment in Santa Cruz County





What is CARE?

The **Community Assistance, Recovery, and Empowerment (CARE) Act** creates a new pathway to deliver mental health and substance use disorder treatment and support services to eligible individuals who have untreated schizophrenia spectrum or other psychotic disorders.

The CARE Act allows the Court to order the County to provide behavioral health treatment in community-based settings.

The individual enters this pathway when a petitioner requests court-ordered treatment, services, supports, and housing resources under the CARE Act, for an eligible individual (or “respondent”).



CARE Act will be available to eligible Santa Cruz County residents starting **December 1, 2024**.

What CARE is NOT

CARE is **not** a conservatorship.

- Medications, treatment, and placement cannot be forced.
- The entire process is voluntary.

CARE is **not** a cure for homelessness.

- Housing is not guaranteed.

CARE is **not** for all people with mental illness.

- The CARE Act addresses only a very specific set of psychotic disorders.

Overview of CARE Act Roles



**Participant/
Respondent**



Petitioner



**Santa Cruz
County
Behavioral
Health**



**Community
& Service
Providers**



**Court
Partners**



Respondent

Potential participants/respondents are adults with a diagnosis of Schizophrenia Spectrum or other psychotic disorders who:

- Have severe and persistent symptoms that interfere substantially with primary activities of daily living (ADLs),
- Are unable to maintain functioning,
- Are not stabilized,
- Are either
 - Unlikely to survive safely/independently and the condition is deteriorating OR
 - In need of services and support to prevent further deterioration,
- Are able to participate in a CARE agreement/plan as the least restrictive alternative to ensure their stability, and
- Will likely benefit from the CARE process.

“Respondent” is a legal term to refer to the person participating in the CARE Act Process. You’ll hear this term being used in the court room and potentially other settings.

Respondents will be represented by a lawyer from the Public Defender's Office.

CARE Eligible Diagnoses

Schizophrenia Spectrum Disorders

- Schizophrenia
- Schizoaffective Disorder
- Schizophreniform Disorder
- Other Specified Schizophrenia Spectrum and Other Psychotic Disorder
- Unspecified Schizophrenia Spectrum and Other Psychotic Disorder

Other Psychotic Disorders

- Brief Psychotic Disorder
- Delusional Disorder
- Schizotypal Personality Disorder
- Substance/Medication Induced Psychotic Disorder
- Catatonia Associated with Another Mental Disorder
- Unspecified Catatonia

Diagnoses Not Meeting Eligibility*

- Psychotic Disorder Due to A General Medical Condition
- Catatonia Associated with another Medical Condition
- Major Depression with Psychotic Features
- Bipolar Disorder with psychotic features
- Any Substance Related Disorder not listed above

*Unless accompanying another eligible diagnoses

Petitioner

A petitioner could include:

- Family members
 - Limited to a parent, spouse, sibling, child or grandparent
- A mental health professional or other service provider who is treating or has recently treated the client/respondent
- The director of a hospital in which the client/respondent was recently or is hospitalized
- County Behavioral Health agency
- First responders
- Homeless outreach worker
- A roommate/housemate
- The client/respondent



Santa Cruz County Behavioral Health

- Agency assigned to engage with the client/respondent as they enter into the different pathways of a CARE agreement
- Behavioral Health (BH) creates an initial report, conducts clinical evaluation, engages the client in the mental health treatment, and connects the client with other services and supports.
- CARE participants will be assigned to a BH coordinator who will ensure that they receive services to support unmet needs, either through the Specialty Mental Health Clinic or through community providers.

For more information, visit the [CARE Act Fact Sheet](#) and [2022 California Welfare and Institutions Code](#).



Community & Service Providers

- Santa Cruz County has different types of potential housing providers that may engage with CARE Act clients, including but not limited to:
 - Housing First Models, including
 - Bridge/Interim Housing Models
 - Rapid Rehousing
 - Permanent Supportive Housing
 - Behavioral Health Bridge Housing (BHBH) funding

For more information, visit the [CARE Act Fact Sheet](#) and [2022 California Welfare and Institutions Code](#).



Role of First Responders and Other Professionals

1) As the Petitioner:

- Consult with your agency's counsel to complete court forms.
Note: Self-help centers only assist individuals.
- First responders as petitioners are replaced by County Behavioral Health (BH) at the initial appearance.
- Original petitioner should be present and can make a statement at the initial hearing.

2) As a referral source:

- In some cases, you may refer to other organizations:
 - County Behavioral Health
 - Health care, hospitals, or emergency departments
 - Community services providers
- Consider identifying liaisons to support communication.



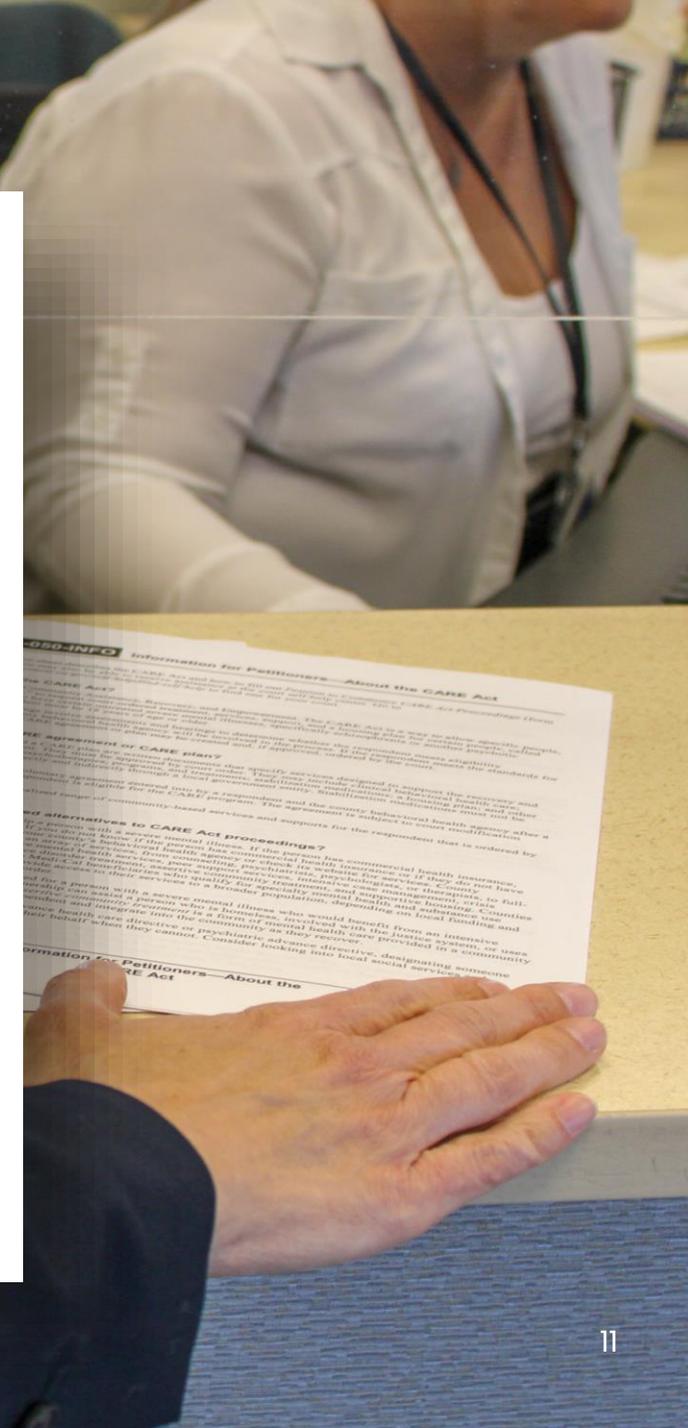
Key Considerations **Before Filing** a CARE Petition

CARE does **not** apply to people who are already voluntarily engaged in Behavioral Health services.

- Before filing a CARE petition, consider reaching out to Behavioral Health. They can help assess if someone meets the necessary criteria.

Petitions must include documentation of a **qualifying disorder** and one of the following:

- Affidavit of a Behavioral Health clinician OR
- Proof of two recent hospitalizations for intensive treatment (“5250” or “14-day hold”).



How Does the CARE Process Work?

- 1** The CARE process begins with the filing of a **petition**.
Petition may be filed by family members, healthcare or social services workers, first responders, or Santa Cruz County Behavioral Health.
- 2** The Court determines **eligibility**.
- 3** If eligible, the Court will work with the participant/respondent and their attorney to create a voluntary **CARE agreement** or a court-ordered CARE plan that connects them with **services**.
- 4** There will be regular status review hearings to **review** progress and challenges.
- 5** After 12 months, the respondent may **graduate** from the program or **continue** for another year.



After graduating from the CARE process, the respondent remains eligible for ongoing treatment, services, and housing to support long-term recovery.

What's in a CARE Agreement or CARE Plan?

CARE Agreement/Plan

- Each Participant/respondent will have an individualized CARE Plan specific to their needs.
- Services may include the following:
 -  Behavioral health services
 -  Medically necessary stabilization medications
 -  Housing resources & supports
 -  Funded social services, including those available to indigent California residents

Additional considerations:

- Respondent and County BH Agency will both be expected to comply.
- Judge can order prioritization of services and supports.
- Services are subject to funding and federal/state laws.

For more information, visit the training [Overview of CARE Agreement & CARE Plan](#) and [California Welfare and Institutions Code \(W&I Code\) section 5982](#).

How to Learn More about CARE Eligibility



For individuals in our community:

- Contact the **Santa Cruz County Law Library** in Santa Cruz or the **Santa Cruz Superior Court Self Help Center** in Watsonville.
- Both locations provide guidance on CARE eligibility, the CARE process, and support with completing and reviewing the CARE Petition.
- Services can be provided in-person or remotely.
- Visit lawlibrary.org and santacruz.courts.ca.gov/self-help for contact information and hours.
- Or call 831-420-2205 (Law Library) or 831-786-7200 option 4 (Self Help Center).

For more information, visit the [CARE Act Fact Sheet](#) and [2022 California Welfare and Institutions Code](#).



How to File a CARE Petition in Santa Cruz County

Individuals can visit either:

- Santa Cruz Law Library (basement of 701 Ocean Street, Santa Cruz)
- **or** Watsonville Self Help Center (1 Second Street, Room 301, Watsonville) to:
 - Learn about eligibility
 - Obtain court forms
 - Get help completing and reviewing the forms

File completed court forms:

- In person in Room 110, Civil Clerk Office (701 Ocean Street)
- **or** Online using efile
- After filing, most respondents will be represented through the Public Defender's office.
- *Remember: CARE is a completely voluntary and confidential process.*



Court Partners

The following legal partners will help ensure that CARE is legally followed in the best interest of each respondent:

The Judge:

- Is neutral arbiter and
- Will strive to conduct CARE proceedings in informal, non-adversarial atmosphere.

County Counsel (attorney):

- Will advise and represent County Behavioral Health and
- Ensure that all legal forms & documents are properly filed.

Public Defender (attorney):

- Is a Court-appointed lawyer, regardless of ability to pay and
- Will represent the Respondent's interests and rights in the courtroom and provide other supportive services.





santacruzcountyca.gov/CARE

Where Can I Learn More About CARE?

If you think the CARE Act could help someone you care about, find additional information and resources at:

Santa Cruz County CARE Act:

- Website: santacruzcountyca.gov/CARE
- Email: CAREact@santacruzcountyca.gov

Other CARE Act Resources:

- [CARE Act Resource Center](#)
- [Frequently Asked Questions](#)



**MINUTES
SPECIAL JOINT CITY COUNCIL, SUCCESSOR HOUSING AGENCY, &
SUCCESSOR AGENCY MEETING**

October 5, 2024

City of Watsonville
Community Rooms
275 Main Street, Top Floor

9:05 a.m.

1. ROLL CALL

Mayor Quiroz-Carter, Mayor Pro Tempore Orozco, and Council Members Clark (left at 12:20 p.m.), Dutra, Montesino, Parker, and Salcido were present.

Staff members present were City Manager Vides, City Clerk Ortiz, Public Works & Utilities Director Lindberg, Administrative Services Director Duran, Community Development Director Merriam, Parks & Community Services Director Calubaquib, Library Director Martinez, Airport Director Williams, Deputy City Manager Manning, Housing Manager Landaverry, Police Captain Radich, Division Fire Chief Avila, Battalion Fire Chief Schaefer, Police Services Specialist Navarro, Multimedia and Communications Analyst Vasquez and Deputy City Clerk Pacheco.

Others present were Burke, Williams, & Sorensen Attorney Mary Wagner, Human Services Department Housing for Health Division Director Robert Ratner, and Santa Cruz County Superintendent of Schools Faris Sabbah.

1.a. MOTION TO EXCUSE ABSENT COUNCIL MEMBER(S) (If Any) – None

2. NEW BUSINESS

2.a. WORKSHOP TO ESTABLISH AN ACTION PLAN TO ADDRESS HOMELSSNESS IN WATSONVILLE

The first part of the staff presentation was given by City Manager Vides, Santa Cruz County Human Services Department Housing for Health Division Director Ratner, Attorney Wagner, Public Works & Utilities Director Lindberg, Police Captain Radich, Division Fire Chief Avila, Parks & Community Services Director Calubaquib, Library Director Martinez and Community Development Director Merriam.

Breakout Group 1 – What does solving this homelessness problem in our community mean to you?

In answering Member Montesino, Police Captain Radich spoke about Police's participation in the recent Pajaro levee clean-up by City staff.

Police Captain Radich, in answering Member Salcido, spoke about Police and Fire's response to drug overdoses and use of Narcan, including among the homeless population. City Manager Vides added that the County Health Department performed outreach at the levee, including distribution of Narcan kits. She stated that data was tracked and could be provided to Council.

In answering Member Parker, Library Director Martinez, Public Works & Utilities Director Lindberg, and Police Captain Radich spoke about the funds used for homelessness response by each of their departments.

Public Works & Utilities Director Lindberg, in answering Member Parker, stated there were funds dedicated to a Field Services crew and spoke about challenges due to increased need for response.

City Manager Vides added that the funds dedicated to Field Services, including encampment cleanup, were not meeting the City's current needs and spoke about challenges with funding.

In answering Member Parker, Division Fire Chief Avila spoke about Fire's costs for homelessness response.

City Manager Vides, in answering Mayor Pro Tempore Orozco, spoke about taking into consideration homelessness among Pajaro Valley Unified School District (PVUSD) students in preparing the City's action plan.

In answering Mayor Pro Tempore Orozco, Santa Cruz County Superintendent of Schools Sabbah spoke about the number of PVUSD students experiencing homelessness as defined by the McKinney-Vento Homeless Assistance Act.

Staff presentation continued by Housing Manager Landaverry.

Breakout Group 2 – Opportunities to enhance prevention

Staff presentation continued by Housing Manager Landaverry.

Breakout Group 3 – Opportunities to enhance housing

Staff presentation was continued by Public Works & Utilities Director Lindberg and Police Captain Radich.

Breakout Group 4 – Opportunities for management and enforcement

Staff presentation continued by Library Director Martinez and Police Captain Radich.

Breakout Group 5 - Opportunities to enhance services and resources

Staff presentation continued by City Manager Vides.

Member Parker spoke about the need for more funding to address homelessness. She spoke in support of allocating funds to help local students and families experiencing homelessness.

Member Salcido expressed interest in exploring rent control ordinances and rental increase reporting tools.

Mayor Pro Tempore Orozco spoke in support of collaborating with PVUSD to provide resources for students experiencing homelessness. She spoke about the importance of collaboration among various organizations. She requested exploring expansion of the Police's PSS Pilot Program – Homeless Navigator Collaborative with Community Action Board Santa Cruz County.

Member Dutra spoke about the need to address the mental health and addiction aspects contributing to homelessness in addition to providing housing. He spoke about the success of youth prevention programs and applying the same principles to address homelessness.

Member Montesino stated community education and engagement was necessary to address homelessness. He spoke about collaborating with other organizations, including non-profits and other municipalities, to ensure cohesive efforts.

Mayor Quiroz-Carter spoke about the importance of collaboration with other organizations and cities. She spoke about providing support for students experiencing homelessness.

Staff presentation continued by City Manager Vides.

Member Parker spoke about pursuing funding opportunities for addressing homelessness.

Member Montesino stated it was important to have a spending plan to pursue funding opportunities.

Mayor Quiroz-Carter expressed interest in pursuing funding for critical case management, exploring rent control ordinances, pursuing State and Federal funding, mixed zoning opportunities, transitional housing, navigation centers with wraparound services and hiring a City homeless coordinator.

In answering Mayor Pro Tempore Orozco, Attorney Wagner spoke about the possibility of adding local preference provisions to the City's affordable housing ordinance.

Attorney Wagner, in answering Member Montesino, spoke about rent control ordinances in other jurisdictions.

In answering Member Salcido, Attorney Wagner spoke about rent increase oversight and reporting.

Attorney Wagner, in answering Member Salcido, spoke about ordinances regarding homeless transport.

In answering Member Montesino, Attorney Wagner spoke about challenges with affordable for-sale housing opportunities and potential for incentivizing developers to build for-sale housing.

3. ADJOURNMENT

The meeting was adjourned at 12:58 p.m.

Vanessa Quiroz-Carter, Mayor

ATTEST:

Irwin I. Ortiz, City Clerk



MINUTES REGULAR JOINT CITY COUNCIL, SUCCESSOR HOUSING AGENCY, & SUCCESSOR AGENCY MEETING

October 8, 2024

City of Watsonville
Council Chambers
275 Main Street, Top Floor

4:38 p.m.

1. ROLL CALL

Mayor Quiroz-Carter, Mayor Pro Tempore Orozco, and Council Members Clark, Dutra, Montesino, Parker, and Salcido were present.

1.a. INTRODUCTION OF NEW EMPLOYEES & RECOGNITION OF RETIREES

New Employee: Annie Finch, Senior Library Assistant

2. CLOSED SESSION CORRESPONDENCE (None)

3. CLOSED SESSION

(a) Public Comments

(b) Closed Session Announcement:

The City Council recessed the meeting to discuss the items that follow at 4:40 p.m.

3.a. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Government Code 54956.9(d)(1))

Name of case: Appeal of approval of Zoning Clearance Occupancy Permit Application PP2023-6297 to Watsonville Planning Commission

3.b. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

(Government Code 54956.9)

Significant exposure to litigation pursuant to subdivision (d)(2) of Section 54956.9: [1 Case]

3.c. PERSONNEL MATTERS

(Government Code Section 54957)

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Clerk

3.d. CONFERENCE WITH LABOR NEGOTIATOR

(Government Code 54957.6)

Agency negotiators: Mayor Pro Tempore Orozco and Council Members Clark, and Parker
Unrepresented employee: City Clerk

City Council Resumed at 6:04 p.m.

4. ROLL CALL

Mayor Pro Tempore Orozco, and Council Members Clark, Dutra, Montesino, Parker, and Salcido were present. Mayor Quiroz-Carter was absent.

Staff members present were City Manager Vides, City Attorney Zutler, City Clerk Ortiz, Public Works & Utilities Director Lindberg, Police Chief Zamora, Fire Chief Lopez, Administrative Services Director Duran, Parks & Community Services Director Calubaquib, Library Director Martinez, Deputy City Manager Manning, Assistant Public Works & Utilities Director Green, Assistant Police Chief Rodriguez, Police Captain Radich, Police Sergeant Wildey, Senior Administrative Analyst Zavala, Construction Manager Guzman, Construction Manager Berry, Deputy City Clerk Pacheco, and Interpreter Landaverry.

4.a. MOTION TO EXCUSE ABSENT COUNCIL MEMBER(S)

MOTION: It was moved by Member Clark, seconded by Member Salcido and carried by the following vote to excuse Mayor Quiroz-Carter's absence.

AYES:	MEMBERS:	Clark, Dutra, Montesino, Orozco, Parker, Salcido
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	Quiroz-Carter

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS

6.a. REPORT OF DISBURSEMENTS

7. PRESENTATIONS & ORAL COMMUNICATIONS

7.a. ORAL COMMUNICATIONS FROM THE PUBLIC

Trina Coffman-Gomez, District 6, thanked Council members that attended the Skillicorn Barbecue. She stated a delegate from Uganda would visit the Scouts Program and invited Council to attend an event where a Memorandum of Understanding would be signed.

7.b. ORAL COMMUNICATIONS FROM THE COUNCIL

Member Parker spoke about the homelessness workshop Special Council meeting held the past Saturday and invited residents to attend future workshops. She stated she attended various meetings and met with residents over the past weeks.

Member Montesino spoke about the homelessness workshop held the past weekend. He highlighted the importance of empathy and collaboration to address homelessness and encouraged everyone to participate in future meetings regarding the topic.

Member Salcido thanked City Manager Vides for organizing the homelessness workshop Special Council meeting. She encouraged the public to participate in future meetings.

Mayor Pro Tempore Orozco spoke about her participation at Pajaro Valley Prevention and Student Assistance's board of directors meeting and the homelessness workshop. She encouraged the public to provide input on developing a plan to address homelessness. She

spoke about continuing to engage with Pajaro Valley Unified School District to make more school open spaces available to the public.

7.c. REPORT OUT OF CLOSED SESSION

City Attorney Zutler stated Council provided direction to staff on Items 3.a. and 3.b. and no reportable action was taken on Items 3.c. and 3.d.

7.d. MAYOR'S PROCLAMATION RECOGNIZING WATSONVILLE PUBLIC HOUSE

7.e. MAYOR'S PROCLAMATION RECOGNIZING REGENERACIÓN PAJARO VALLEY CLIMATE ACTION

7.f. MAYOR'S PROCLAMATION RECOGNIZING OCTOBER AS CYBERSECURITY MONTH

7.g. GREEN BUSINESS AWARDS

RECOGNITION FOR CERTIFIED GREEN BUSINESSES MODELING ENVIRONMENTALLY SUSTAINABLE PRACTICES, CLIMATE PROTECTION, POLLUTION PREVENTION, & THE CONSERVATION OF NATURAL RESOURCES

7.h. PRESENTATION REGARDING ORAL HEALTH ACCESS SANTA CRUZ COUNTY 2024-28 STRATEGIC PLAN BY DIENTES COMMUNITY DENTAL CARE CHIEF STRATEGY OFFICER SHEREE STORM (5 MINUTES)

First Five Santa Cruz County Executive Director David Brody was also present.

Member Parker spoke about the positive impact Dientes' services had on local children.

7.i. WATSONVILLE BRILLANTE PROJECT UPDATE BY KATHLEEN CROCETTI (5 MINUTES)

Member Parker spoke in support of the project and the community's participation.

Member Dutra spoke about the positive impact of the project on the community.

In answering Member Parker, Kathleen Crocetti spoke about the duration and maintenance of the mosaics installed on the Civic Plaza parking garage.

8. CONSENT AGENDA

PUBLIC INPUT

Trina Coffman-Gomez spoke in support of Item 8.h. and about continuing to engage with mobile home park residents.

Bryan Largay, Santa Cruz County Land Trust Conservation Director, spoke about partnering with the City and community to provide open spaces, protect farmland, and support wildlife. He expressed support for Item 8.f. and the Lee Road Trail Phase 1 Project.

Jonathan Pilch, Watsonville Wetlands Watch Executive Director, spoke in support of Item 8.f. and stated the benefits of the project for students and other community members.

MOTION: It was moved by Member Dutra, seconded by Member Montesino and carried by the following vote to approve the Consent Agenda.

AYES: MEMBERS: Clark, Dutra, Montesino, Orozco, Parker, Salcido
NOES: MEMBERS: None
ABSENT: MEMBERS: Quiroz-Carter

- 8.a. MOTION APPROVING MINUTES OF SEPTEMBER 24, 2024
- 8.b. MOTION TO ACCEPT APRIL 2024 THROUGH JUNE 2024 INVESTMENT REPORT
- 8.c. RESOLUTION NO. 207-24 (CM)
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING SPECIFICATIONS AND AUTHORIZING CALL FOR BIDS FOR THE CITY OF WATSONVILLE SIGNAGE AND WAYFINDING: MASTER PLAN – PHASE 1, AND RAMSAY PARK SIGNAGE AND WAYFINDING PLAN, PROJECT NO. ST-24-05014
- 8.d. RESOLUTION NO. 208-24 (CM)
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING THE THIRD AMENDMENT TO CONTRACT WITH SELBERT PERKINS DESIGN TO CONTINUE SUPPORTING THE SUCCESSFUL COMPLETION OF THE CITY OF WATSONVILLE WAYFINDING SIGNAGE MASTER PLAN, PARKS AND TRAILS SIGNAGE MASTER PLAN AND RAMSAY PARK SIGNAGE IMPLEMENTATION PLAN, INCREASING THE AMOUNT BY \$15,000 AND EXTENDING THE CONTRACT COMPLETION DATE TO DECEMBER 31, 2026, AND DIRECTING THE CITY MANAGER TO EXECUTE SAME
- 8.e. RESOLUTION NO. 209-24 (CM)
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING FIRST AMENDMENT TO CONTRACT FOR CONSULTANT SERVICES BETWEEN THE CITY OF WATSONVILLE AND HARRIS & ASSOCIATES, INC., A CORPORATION, FOR DESIGN AND CONTRACT DOCUMENT PREPARATION SERVICES, INCREASING COMPENSATION IN THE AMOUNT OF \$15,000, FOR A REVISED TOTAL CONTRACT AMOUNT OF \$106,772.50; EXTENDING THE CONTRACT TERM TO JUNE 30, 2025; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME
- 8.f. RESOLUTION NO. 210-24 (CM)
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING THE \$770,000 GRANT AWARD FROM THE LAND TRUST OF SANTA CRUZ COUNTY (LAND TRUST) FOR DESIGN AND CONSTRUCTION OF THE LEE ROAD TRAIL PHASE 1 PROJECT; AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS; AND DIRECTING SUCH FUNDS BE APPROPRIATED TO THE SPECIAL GRANTS FUND (0260)
- 8.g. RESOLUTION NO. 211-24 (CM)
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING A TWO-YEAR \$50,000 GRANT FROM THE DAVID AND LUCILLE PACKARD FOUNDATION (GRANT NUMBER 2024-76749) FOR THE CITY'S SCIENCE WORKSHOP – MOTOR TOYS AFTERSCHOOL PROGRAM FOR THE 2024-2025 AND 2025-2026 SCHOOL YEARS; AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS; AND APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND (0260)

8.h. ADOPT ORDINANCES RELATING TO MOBILE HOME PARK CONVERSIONS OR CLOSURES

1) ORDINANCE NO. 1467-24 (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ADDING A NEW CHAPTER 4 ENTITLED MOBILE HOME PARK CONVERSIONS OR CLOSURES OF TITLE 11 (MOBILE HOMES AND PARKS) OF THE WATSONVILLE MUNICIPAL CODE RELATING TO MOBILE HOME PARK CONVERSIONS OR CLOSURES

2) ORDINANCE NO. 1468-24 (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING SECTION 14-16.705 (PROPERTY DEVELOPMENT STANDARDS) WITHIN PART 7 (R-MH-RESIDENTIAL MANUFACTURED HOME PARK DISTRICT) OF CHAPTER 14-16 (DISTRICT REGULATIONS) AND REPEALING CHAPTER 14-42 (MOBILE HOME PARK CONVERSIONS TO RESIDENT OWNERSHIP OR TO ANY OTHER USE) WITHIN TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE

9. ITEMS REMOVED FROM CONSENT AGENDA

10. REPORTS TO COUNCIL – No Action Required

10.a. CITY MANAGER’S UPDATE REPORT

11. PUBLIC HEARINGS, ORDINANCES, & APPEALS

11.a. TOW FEE STUDY & RECOMMENDED REALIGNMENT

1) Staff Report by Police Captain Radich

2) City Council Clarifying & Technical Questions

In answering Member Dutra, Police Captain Radich spoke about the number of monthly and yearly vehicle tows in the City and associated vehicle release fees.

Police Captain Radich, in answering Member Salcido, spoke about the reasons staff was recommending tow fees charged to companies be eliminated.

In answering Member Parker, Police Captain Radich spoke about the cost of various types of tows, the towing companies on Police’s rotation, and the reasons a towing fee was charged to towing companies.

3) Public Comments

Rosalie, Auto Care Towing Director of Operations, thanked Police Captain Radich for his efforts with the tow fee study. She spoke in support of the proposed changes to tow fees and recommended realignments. She listed challenges with increased costs of operation.

? male, spoke about the reduced number of towing companies still operating and increased costs of operation. He listed challenges with insurance and spoke about diversifying services to stay in business.

Miguel Martin, Chaz Towing, spoke about increased costs of conducting business. He stated his support for the staff recommendations.

Frank Fardugo, Speed of Light Towing, spoke in support of the proposed changes.

- 4) **1st MOTION:** It was moved by Member Clark, seconded by Member Parker and carried by the following vote to introduce the ordinance listed under Item 11.a.6. below.

AYES: MEMBERS: Clark, Dutra, Montesino, Orozco, Parker, Salcido
NOES: MEMBERS: None
ABSENT: MEMBERS: Quiroz-Carter

- 2nd **MOTION:** It was moved by Member Parker, seconded by Member Clark and carried by the following vote to approve the resolution listed under Item 11.a.7. below.

AYES: MEMBERS: Clark, Dutra, Montesino, Orozco, Parker, Salcido
NOES: MEMBERS: None
ABSENT: MEMBERS: Quiroz-Carter

5) **City Council Deliberation on Motion – None**

- 6) **By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Amending Sections 4-11.09 (Gate Fees) & 4-11.15 (Response Time) & Repealing Section 4-11.30 (Service Fees) of Chapter 11 (Vehicle Towing Services) of Title 4 (Public Safety) of the Watsonville Municipal Code Relating to Vehicle Towing Services**

7) **RESOLUTION NO. 212-24 (CM)
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE
AMENDING THE SCHEDULE OF FEES FOR CERTAIN TOW-RELATED CHARGES**

12. **EMERGENCY ITEMS ADDED TO AGENDA – None**

13. **REQUESTS & SCHEDULING FUTURE AGENDA ITEMS**

Member Montesino requested an item to explore updating City ordinances.

Member Salcido requested a timeline for exploring rent control and housing ordinances.

Member Parker requested an item to explore options for homelessness prevention.

14. **ADJOURNMENT**

The meeting was adjourned at 7:38 p.m.

Maria Orozco, Mayor Pro Tempore

ATTEST:

Irwin I. Ortiz, City Clerk

ORDINANCE NO. FINAL ADOPTION (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING SECTIONS 4-11.09 (GATE FEES) AND 4-11.15 (RESPONSE TIME) AND REPEALING SECTION 4-11.30 (SERVICE FEES) OF CHAPTER 11 (VEHICLE TOWING SERVICES) OF TITLE 4 (PUBLIC SAFETY) OF THE WATSONVILLE MUNICIPAL CODE RELATING TO VEHICLE TOWING SERVICES

WHEREAS, the City contracts with tow service providers to remove and impound vehicles that are illegally parked on highways, public property, and private property; and

WHEREAS, in 1988, the City adopted various fees for tow-related services, including gate fees and services fees; and

WHEREAS, the City recently reviewed charges for tow-related services and determined the gate fees must be updated to comply with Vehicle Code section 22658; and

WHEREAS, the City further determined that tow service fees are no longer applicable and should be stricken; and

WHEREAS, the City further determined that the Municipal Code should be updated to provide operational flexibility for operators by increasing permissible response times; and

WHEREAS, the City desires to update provisions of the Municipal Code to effectuate these changes.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS.

The recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. SECTION 4-11.09 AND SECTION 4-11.15 OF CHAPTER 11 OF TITLE 4 AMENDED.

Sections 4-11.09 and 4-11.15 are hereby amended to read in words and figures as follows:

Sec. 4-11.09 Gate fees.

Gate fees shall not exceed one-half of the hourly maximum tow rate set forth in the tow schedule. A gate fee applies only to vehicles released from storage after normal business hours. Only one gate fee may be charged per vehicle. Normal business hours are Monday to Friday, from 8:00 a.m. to 5:00 p.m., except state holidays.

Sec. 4-11.15 Response time.

Not less than one tow truck and attendant shall be able to respond to any location within the geographical limits of the City within thirty (30) minutes for Class A and Class B tows, and within sixty (60) minutes for Class C tows. In the event of the unreasonable delay in time taken for the response, Police Department personnel charged with calling the permittee shall evaluate the length of delay and, if possible, the reason for the delay. If, in the judgment of the Police Department personnel, the tow will be unreasonably delayed, they may call another permittee and the tow will then be handled by the designated permittee. In the event a vehicle of greater weight than a private passenger auto, station wagon, or unladen pickup truck must be removed, the Police Department will notify the permittee on the rotation list next in line qualified to handle the assignment.

SECTION 3. SECTION 4-11.30 REPEALED.

Section 4-11.30 is hereby repealed in its entirety.

SECTION 4. SEVERABILITY.

The provisions of this Ordinance are severable, and if any section, subsection, sentence, clause, phrase, paragraph, provision, or part of this Ordinance, or the application of this Ordinance to any person, is for any reason held to be invalid, preempted by state or federal law, or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance.

SECTION 5. CALIFORNIA ENVIRONMENTAL QUALITY ACT.

The proposed ordinance qualifies under the “common sense” CEQA exemption pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with virtual certainty that this ordinance, which concerns removal of fees charged for towing services, will not result in a significant impact on the environment, as it does not propose or permit any new development, nor does it increase (or change in any way) the land use, density, or development regulations applicable to any property.

SECTION 6. PUBLICATION.

This ordinance shall be published in the Register-Pajaronian and/or Santa Cruz Sentinel in compliance with the provisions of the Charter of the City of Watsonville.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall be effective 30 days from the date of final passage by the City Council.

SECTION 8. EXECUTION.

The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within 15 days after its adoption.

Agenda Report



MEETING DATE: Tuesday, October 22, 2024

TO: City Council

FROM: AIRPORT DIRECTOR WILLIAMS
AIRPORT OPERATIONS MANAGER ROSAS

SUBJECT: APPROVAL OF PLANS AND SPECIFICATIONS AND CALLING
FOR BIDS FOR THE CONSTRUCTION OF A FUEL DISPENSER
CONTAINMENT

RECOMMENDED ACTION:

Staff recommends that City Council approve plans and specifications and call for bids for the construction of the Watsonville Municipal Airport Fuel Dispenser Containment, Project No. Airport 910-7855-14900.

BACKGROUND:

Plans and specifications have been prepared for the Fuel Dispenser Containment Project, and the project is ready to be advertised for bids.

DISCUSSION:

Installed in the 1990s, the Fuel Dispensers are used to dispense fuel from the underground storage tanks (USTs) into the mobile fuel trucks. Since they were installed, the rules and regulations overseeing USTs have changed and the existing Fuel Dispensers no longer comply with the requirements. A fuel dispenser containment project is necessary in order to comply with the regulations and continue with the fueling operations. The project includes dedicated sheet metal enclosures and under-dispenser containment complete with automatic shut-off valves. The sheet metal enclosures will have its own dedicated leak detection sensor, which upon detection of a fuel leak, will stop the flow of fuel. Engineering staff has prepared plans and specifications which are ready to advertise for bids. Bid opening is scheduled for December 3, 2024 at 11:00am. The plans and specifications are on file in the City Clerk's office.

STRATEGIC PLAN:

2-Infrastructure & Environment

FINANCIAL IMPACT:

This project was included in the FY24/28 capital improvements plan for the Airport Enterprise Fund.

ALTERNATIVE ACTION:

No reasonable alternatives are known currently.

ATTACHMENTS AND/OR REFERENCES (If any):

Plans and specifications on file at the City Clerk's office.

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING PLANS AND SPECIFICATIONS AND CALLING FOR BIDS FOR THE WATSONVILLE MUNICIPAL AIRPORT FUEL DISPENSER CONTAINMENT, PROJECT NO. AIRPORT 910-7855-14900

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. This action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15378(b)(5), in that adopting a Resolution approving plans and specifications and calling for bids for the Municipal Airport Fuel Dispenser Containment Project does not meet CEQA's definition of a "project," because the action does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and if a "project," is exempt under the "common sense" exception (14 Cal. Code Regs. § 15061(b)(3)) because it can be seen with certainty that there is no possibility that this action may have a significant effect on the environment.

2. That the plans and specifications for the Watsonville Municipal Airport Fuel Dispenser Containment, Project No. Airport 910-7855-14900, copies of which are on file in the Office of the City Clerk and incorporated by reference in this Resolution, are hereby approved.

3. That the Purchasing Officer is hereby authorized and directed to call for public competitive sealed bids in accordance with Title 7, Chapter 14 of the Watsonville Municipal Code for the above named project, and that the bids are to be opened in the "Old City Council Chambers", 250 Main Street, Watsonville, California, on

December 3, 2024, at 11:00am, and the City Clerk is hereby directed to give notice inviting such sealed bids in the time, form, and manner provided by law.

4. That hand-carried bids should be delivered to the City of Watsonville, 250 Main Street, Watsonville, California, c/o Purchasing Officer. Bidders may mail bids at their own risk to the City of Watsonville, c/o Purchasing Officer, 250 Main Street, Watsonville, California 95076.

5. That after the bids are opened, they shall be tabulated and analyzed and a report submitted to the City Manager, who shall recommend the awarding, or other action, to the Council at its next regular meeting, or as soon thereafter as possible.

RESOLUTION NO. _____ (CM)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE
APPROVING THIRD AMENDMENT TO EMPLOYMENT CONTRACT
BETWEEN THE CITY OF WATSONVILLE AND IRWIN IVAN ORTIZ FOR
EMPLOYMENT AS CITY CLERK**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE,
CALIFORNIA, AS FOLLOWS:**

1. Adopting a Resolution approving Third Amendment to Employment Contract for City Clerk does not meet CEQA's definition of a "project", because the action does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

2. That the Third Amendment to Employment Contract between the City of Watsonville and Irwin Ivan Ortiz for employment as City Clerk of the City of Watsonville, which Contract is attached hereto and incorporated herein by this reference, is hereby approved.

3. That the Mayor is hereby authorized and directed to execute the Third Amendment to the Employment Contract for and on behalf of the City of Watsonville.

THIRD AMENDMENT TO THE AT-WILL EMPLOYMENT AGREEMENT OF IRWIN IVAN ORTIZ

This Third Amendment is entered into by and between the **CITY OF WATSONVILLE**, a municipal corporation, hereafter referred to as “City,” and **Irwin Ivan Ortiz**, hereafter referred to as “Employee,” and collectively as “Parties.”

RECITALS

WHEREAS, on March 22, 2022, the City Council adopted Resolution No. 54-22 (CM), appointing Irwin Ivan Ortiz as City Clerk, and approving an at-will employment agreement (“Agreement”) between the City and Ortiz for employment of Ortiz as City Clerk; and

WHEREAS, on October 25, 2022, the City Council adopted the First Amendment to the Agreement and on June 13, 2023, the City Council adopted the Second Amendment to the Agreement; and

WHEREAS, the Parties now wish to amend the Agreement.

NOW THEREFORE, the Parties agree that the At-Will Employment Agreement of Irwin Ivan Ortiz shall amended as follows:

1. Section 6. Salary. Section 6 is amended to read as follows:

b. Effective the first full pay period after Council approval, City agrees to pay Employee \$170,000.00 per year for his services. All salary payments to Employee shall be payable in installments at the same time as other employees of the City are paid and subject to customary withholding.

2. Section 7. Supplemental Benefits. Section 7.b. is amended to read as follows:

b. Effective the first full pay period after Council approval, the City will provide Employee a bi-weekly contribution of \$300 in deferred compensation to a plan of Employee’s choosing.

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

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment to the At-Will Employment Agreement of Irwin Ivan Ortiz on the day and year noted above.

CITY OF WATSONVILLE

By: _____
Vanessa Quiroz-Carter, Mayor

By: _____
Irwin Ivan Ortiz, City Clerk

ATTEST:

DocuSigned by:


Irwin Ivan Ortiz, City Clerk

APPROVED AS TO FORM:

Samantha W. Zutler, City Attorney

Agenda Report



Watsonville
CALIFORNIA

MEETING DATE: Tuesday, October 22, 2024

TO: City Council

FROM: PUBLIC WORKS & UTILITIES DIRECTOR LINDBERG
SOLID WASTE DIVISION MANAGER SMITH

SUBJECT: APPROVE CONTRACT AMENDMENT #1 WITH SWT ENGINEERING, INC. IN THE AMOUNT OF \$142,399 TO CONTINUE TO PROVIDE ENGINEERING CONSULTING SERVICES FOR LANDFILL PHASE IV GROUNDWATER PROTECTION SYSTEM AND PHASE III FINAL CLOSURE PROJECT, NO. SW-23-14969 IN AN AMOUNT

RECOMMENDED ACTION:

Staff recommends that the City Council adopt a resolution approving contract amendment #1 with SWT Engineering, Inc. to continue providing engineering consulting services for the Landfill Phase IV Module 1 Groundwater Protection System (GWPS) and Phase III Final Closure Construction Project, No. SW-23-14969, in the amount of \$142,399, for a contract total not to exceed \$851,321.

BACKGROUND:

The City issued a solicitation for proposals for design services for the Landfill Phase IV GWPS and Phase III Final Closure Project on March 17, 2021, with a submittal due date of April 30, 2021.

The City Council adopted Resolution No. 168-21 (CM), awarding the initial design contract to SWT Engineers, Inc. in an amount not to exceed \$399,138. The design was completed, the project was put to bid and is ready to begin construction. Staff requested a cost proposal from SWT for the next design services phase of the project, which includes engineering services during construction, including technical submittal review, response to requests for information, and change management, as well as providing Construction Quality Assurance (CQA) services to meet Cal Recycle permit requirements during construction.

On January 16, 2024, the City Council adopted Resolution No. 3-24 (CM), awarding SWT Engineering the contract for \$708,922.

DISCUSSION:

SWT was awarded the contract to provide a scope of work and cost proposal to provide these services in the amount of \$708,922 in January of 2024. An additional contract amendment of \$142,399 is needed to complete the project due to rain delays last March and April extending the completion date. Staff recommends that City Council adopt a resolution approving a contract amendment of \$142,399 to SWT Engineering, Inc. for a total contract amount not to exceed \$851,321 for engineering consulting services for the Landfill Phase IV GWPS and Phase III Final Closure.

STRATEGIC PLAN:

This contract is consistent with the following Strategic Plan Goal:

2-Infrastructure & Environment

FINANCIAL IMPACT:

The Solid Waste Enterprise Fund Fiscal Year 24/25 Capital Improvements Plan has a sufficient budget. The additional \$142,399 will be paid from the Landfill Cell IV Opening 741-915-7855-14969 budget.

ALTERNATIVE ACTION:

None suggested

ATTACHMENTS AND/OR REFERENCES (If any):

None.

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING FIRST AMENDMENT TO CONTRACT BETWEEN THE CITY OF WATSONVILLE AND SWT ENGINEERING, INC., A CORPORATION, FOR ENGINEERING CONSULTANT SERVICES FOR THE LANDFILL PHASE IV MODULE 1 GROUNDWATER PROTECTION SYSTEM AND PHASE III FINAL CLOSURE CONSTRUCTION PROJECT, NO. SW-23-14969, AMENDING THE SCOPE OF WORK, ADDING TO THE COMPENSATION AMOUNT BY \$142,399; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME

WHEREAS, on January 16, 2024, the City Council adopted Resolution No. 3-24 (CM) awarding contract to SWT Engineering, Inc., a corporation, for engineering consultant services for the Landfill Phase IV Module 1 Groundwater Protection System (GWPS) and Phase III Final Closure Construction Project, No. SW-23-14969; and

WHEREAS, the original contract was in the amount not to exceed \$708,922; and

WHEREAS, § 3-5.170 of the Municipal Code provides that amendments to contracts that reasonably relate to the scope of the original contract, are based on post-award information that requires modifications of the contract based on unforeseen conditions and were originally approved by Council shall be approved by Council; and

WHEREAS, this First Amendment to Contract will add to the scope of work, and increase the contract amount by \$142,399, for a revised total contract amount not to exceed \$851,321.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. No additional CEQA review is required because the action (approval of First Amendment to Contract) is consistent with the CEQA documentation prepared for the Landfill Phase IV Module 1 GWPS and Phase III Final Closure Construction Project and approved by the City Council on January 16, 2024. This action is not a separate “project”

1

under CEQA. The City Council finds and determines that (i) the CEQA documentation prepared for the Landfill Phase IV Module 1 GWPS and Phase III Final Closure Construction Project serves as the appropriate environmental documentation for proposed First Amendment to Contract and satisfy all the requirements of CEQA; and (ii) no supplemental environmental documentation is required by CEQA at this time.

2. That the First Amendment to Contract between the City of Watsonville and SWT Engineering, Inc., a corporation, a copy of which First Amendment is attached hereto and incorporated herein by this reference is hereby approved.

3. The City Manager is hereby authorized and directed to execute said First Amendment for and on behalf of the City of Watsonville with minor revisions that may be approved by the City Manager and the City Attorney.

**FIRST AMENDMENT TO CONSULTANT SERVICES CONTRACT
BETWEEN THE CITY OF WATSONVILLE
AND SWT ENGINEERING, INC.**

THIS FIRST AMENDMENT TO CONTRACT for consultant services is entered into by and between the **City of Watsonville** ("City") and **SWT Engineering, Inc.** ("Consultant") this day of _____. The City and Consultant agree as follows:

RECITALS

WHEREAS, on January 16, 2024, the City Council adopted Resolution No. 3-24 (CM) awarding contract to SWT Engineering, Inc. to perform Engineering Consultant Services for the Landfill Phase IV Groundwater Protection System (GWPS) and Phase III Final Closure Construction Project, No. SW-23-14969; and

WHEREAS, the original contract was in the amount of \$708,922 with an expiration date of June 30, 2025; and

WHEREAS, a Request for Proposals (RFP) was issued on March 17, 2021, for design services for the Landfill Phase IV GWPS and Phase III Final Closure Project with a submittal due date of April 30, 2021; and

WHEREAS, the City has added additional tasks to the work program of the Consultant causing additional cost to the project completion; and

WHEREAS, the First Amendment of the Contract for Consultant Services is in the best interest of the City of Watsonville.

NOW, THEREFORE, the City and the Consultant agree that the Contract shall be amended as follows:

Section 1 is hereby amended to add the following:

"Section 1. Scope of Services. In addition to the performance of those services specified in detail in Exhibit "A" of the Contract, Consultant shall perform the additional services specified in detail in Exhibit "1," entitled FIRST AMENDMENT TO SCOPE OF SERVICES, which is attached hereto and incorporated herein."

Section 4 is hereby amended to read:

"Section 4 and Exhibit "C" both entitled "Compensation" of the Contract, are hereby amended to provide an additional amount of compensation of One Hundred Forty-Two Thousand Three Hundred Ninety-Nine Dollars (\$142,399) for a total contract amount not to exceed \$851,321."

All other terms and conditions of the Contract dated January 26, 2024, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Consultant Services Contract the day and year first hereinabove written.

CITY OF WATSONVILLE

SWT ENGINEERING, INC.

By _____
Tamara Vides, City Manager

DocuSigned by:
Michael A. Cullinane
C29E97618B6D4CD...
By _____
Michael A. Cullinane, P.E.

ATTEST:

By _____
Irwin I. Ortiz, City Clerk

APPROVED AS TO FORM:

By _____
Samantha W. Zutler, City Attorney

EXHIBIT "1"

FIRST AMENDMENT TO SCOPE OF SERVICES

The scope of services is as follows:

As described in the attached letter, dated September 24, 2024, from Michael A. Cullinane to William Smith concerning the proposal for continued engineering services, engineering support during construction, construction management, and construction quality assurance for the City of Watsonville Landfill Phase IV Groundwater Protection System and Phase III Final Closure.

See attachment labeled **EXHIBIT "1"**.



September 24, 2024

Amendment 1 to PN 23-2091

Mr. William Smith
Solid Waste Division Manager
City of Watsonville
250 Main Street
Watsonville, CA 95076

RE: AMENDMENT 1 - PROPOSAL FOR CONTINUED ENGINEERING SERVICES, ENGINEERING SUPPORT DURING CONSTRUCTION, CONSTRUCTION MANAGEMENT, AND CONSTRUCTION QUALITY ASSURANCE FOR THE CITY OF WATSONVILLE LANDFILL PHASE IV GROUNDWATER PROTECTION SYSTEM AND PHASE III FINAL CLOSURE

Dear Mr. Smith:

SWT Engineering (SWT) is pleased to submit this Amendment 1 letter proposal to the City of Watsonville (City) to provide continued Engineering Services, Engineering Support during construction, Construction Management (CM), and Construction Quality Assurance (CQA) services for the City of Watsonville Landfill Phase IV and Phase III Final Closure. This amendment to Contract dated January 26, 2024 valid through June 30, 2025.

The Phase IV Liner and Phase III Final Closure projects was approved by the regulatory agencies (July 2023) and construction began in March of 2024. By combining these projects into one construction document, the City is realizing the cost savings in construction along with savings on the support tasks included in this proposal. Construction for the Phase IV Module 1 and Phase III Closure began in March 2024 with the clearing and grubbing of earthwork areas, followed by a combined mass excavation and foundation fill effort. Ford Construction initiated the excavation in the Phase IV Module 1 area to stockpile material and provide fill for the Phase III Closure foundation.

March and April 2024 experienced over 25 weather delay days in accordance with Caltrans Standard Weather Impact Days and critical path work item progression. Also, an approved change of condition related to the past-importation of soil materials and unanticipated overtime/weekend work added to the need for continued services. These delays, coupled with non-critical path construction items, required additional construction management (CM) oversight and CQA services, which contributed to the overall extension of the project timeline.

Based on our understanding of the site's current and continued construction activities, SWT has prepared the following scope of services and fee estimate, as requested.

TASK 1.0 ENGINEERING SERVICES FOR PROJECT RE-BID

Task Completed.

TASK 2.0 PHASE IV MODULE I LINER AND PHASE III FINAL CLOSURE ENGINEERING SUPPORT SERVICES

SWT will continue to provide construction engineering support services to the City throughout construction and final certification/acceptance process of the combined Phase IV Module 1 Liner and Phase III Final Closure Projects.

**AMENDMENT 1 – PROPOSAL FOR ENGINEERING SERVICES, ENGINEERING SUPPORT DURING CONSTRUCTION,
CONSTRUCTION QUALITY ASSURANCE, AND CONSTRUCTION MANAGEMENT
FOR THE PHASE IV GROUNDWATER PROTECTION SYSTEM AND PHASE III FINAL CLOSURE**

September 24, 2024

Page 2

SWT will continue to provide timely responses to eliminate or minimize the impacts/delays to the Contractor. Any issues with construction will first be resolved via teleconference and pictures, if possible. Some of the reconciliations can be done verbally and documented by the CM. When necessary SWT will develop details or plan revisions as necessary to properly document and monitor construction activities or changes, as appropriate.

The following tasks will continue be performed by SWT as a part of the construction engineering support services relative to the Phase IV Liner and Phase III Final Closure Construction Projects.

- Attend weekly construction meetings (via virtual meetings and intermittently on site, as needed) to maintain project coordination and communications.
- Perform field engineering observation services to evaluate construction activity conformance with the Plans and Specifications after the on-site meeting.
- Review and consult with the City, CM, CQA staff, and Contractor on technical issues that arise during construction.
- Technical review of Contractor submittals.
- Respond to engineering items associated with Contractor or CM Requests for Information (RFIs).
- Review and comment on product manufacturer information.
- Attend final job-walks and assist the CM with the preparation of a punch list.
- Review CQA firm's preparation of a final construction report.
- Technical review of the Contractor's record drawings developed during construction.

TASK 3.0 CLOSE-OUT CQA SERVICES

Task 4.1 Pre-Construction Phase

The remaining tasks for the CQA Consultant, Hushmand and Associates (HAI), include approximately two weeks of work into September for the final observation of protective cover soil placement. Once this task is completed, HAI will demobilize from the site and begin preparing the certified CQA Report for the City. The deliverables will include both a Draft CQA Report and a Final CQA Report, which will be submitted to the Central Coast Regional Water Quality Control Board (CCRWQBC) for approval. This approval is required before waste can be placed in the Phase IV Cell and for certifying the closure of the Phase III Cell.

TASK 4.0 CONSTRUCTION MANAGEMENT

Task 4.1 Pre-Construction Phase

Subtask Complete

Task 4.2 Field Services

The CQA monitoring staff (CQA services to be provided by HAI) will continue to be coordinated by the CM with additional technical support from the engineering and design staff. The CM will evaluate the needs of specific projects based on the level of activities represented on the contractor's schedule and as dictated by field conditions.

**AMENDMENT 1 – PROPOSAL FOR ENGINEERING SERVICES, ENGINEERING SUPPORT DURING CONSTRUCTION,
CONSTRUCTION QUALITY ASSURANCE, AND CONSTRUCTION MANAGEMENT
FOR THE PHASE IV GROUNDWATER PROTECTION SYSTEM AND PHASE III FINAL CLOSURE**

September 24, 2024

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The CM will provide detailed reports of contractor activities. Of particular note will be any deviations from the project specifications or CQA plan. All variances will be documented and will be maintained on a "cumulative punch" list until repair and/or remediation has been completed. While all aspects of a project are important, particular attention will be paid to such items as the processing and placement of geosynthetic liner installations.

SWT understands the importance of detailed documentation on all aspects of a construction project. Construction documentation provides not only a project history but is quite often the basis for resolving many outstanding issues. Clarification or adjustment of payment limits, extra work and changed or unforeseen conditions, and ultimately, an evaluation of the completeness of the project, will all be dependent upon accurate construction documentation. In addition, the construction documentation will be used to gain approval to utilize the lined area for refuse disposal operations.

Below is a brief description of typical documentation that will be maintained during a project:

Submittals

The CM will determine the minimum submittal requirements for material and equipment as outlined in the Project Specifications. Most submittals will require the approval of design staff.

Request for Information (RFI) and Design Clarification Log

The same format as outlined for tracking submittals will be implemented to track RFIs and Design Clarifications. All responses to RFIs and finalization of Design Clarifications will be reviewed and approved by the Design Engineer and, if applicable, the CQA Officer.

Progress Meeting Minutes

In addition to the above noted documentation, progress meetings will be conducted in which many of the issues below will be reviewed and documented (weekly or bi-weekly):

- Contract time summary to date.
- Progress and schedule review.
- Submittal review.
- Amendments or corrections to the previous week's minutes.
- Health and Safety issues.
- Request for Information review.
- CQA review and discussion of issues.
- Progress payment (if applicable).
- Review any out-of-scope or extra work occurring after the previous meeting. Review any changed or unforeseen conditions that have come to the Contractor's attention since the previous meeting. (If required, separate resolution meetings will be scheduled to discuss and resolve specific issues).

Work Force and Material Daily Reports

When "time and material" work has been authorized, or disputed work is taking place, the CM will keep a detailed summary of the manpower, equipment, and material being used in the

**AMENDMENT 1 – PROPOSAL FOR ENGINEERING SERVICES, ENGINEERING SUPPORT DURING CONSTRUCTION,
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operation.

Cumulative Corrective Action File

A list will be maintained of deficiencies and items requiring repair, removal, or remediation. As items are corrected, they will be removed from the list. The contractor will be kept advised of the items requiring additional work. At the conclusion of the project, those items which have not been completed will be added to the final punch list.

Contract Time

On a daily basis, the CM will make a determination as to whether or not the day is to be charged as a "contract day". A Contract Time Summary will be prepared indicating recommended time extensions for inclement weather, change orders, or unforeseen conditions. The summary will reflect the adjusted contract completion date, and the remaining contract time.

Contract Change Orders

All change orders or contract modifications must be approved prior to beginning the work. Contract change orders will be based on either an extension of contract unit prices, an approved contractor estimate, or on a time and materials basis. Change orders will be finalized on a separate Change Order document, approved by City.

Verify Certified Payroll

SWT will verify certified payroll and prevailing wage, as requested by the City to obtain documents. At a minimum, SWT will collect certified payroll from the contractor on a monthly basis and include in the final closeout documents for the project.

Progress Payments

Monthly progress payment applications will be prepared based on a schedule agreed upon by City and the Contractor. Applications may be prepared in Excel or a format of the City's preference. The CM will schedule a meeting with the Contractor to review the Contractor's estimated quantities, prior to preparing the payment application. Standard progress payment packages will include, Contractor's Invoice, Application for Payment (contract summary and signature page), and Contractor's Detailed Monthly Application for Payment (summary of individual bid items status).

Project close-out procedures will commence before the conclusion of the contract. SWT Engineering will maintain a cumulative listing of project deficiencies and corrective action items. Pre-final inspections will be implemented to develop project punch lists.

Task 4.3 Final Construction Close Out Report

SWT will prepare draft and final Construction Certification Reports in accordance with the CQA Plan. The final report will include the field notes, field records, completed field correspondences, project photographs, all approved modifications to the plans and specifications, and a narrative description of the project: liner system construction observation and field test results. CQA report will be referenced in the Close Out Report and any approved changes. Where CQA data differs from the specifications, the CQA Report will explain the deviations and any affect the deviation is expected to have on the performance of the liner system (if any). All plans, specifications, manuals, and technical reports reviewed or utilized during the project will be appropriately referenced in the report.

AMENDMENT 1 – PROPOSAL FOR ENGINEERING SERVICES, ENGINEERING SUPPORT DURING CONSTRUCTION, CONSTRUCTION QUALITY ASSURANCE, AND CONSTRUCTION MANAGEMENT FOR THE PHASE IV GROUNDWATER PROTECTION SYSTEM AND PHASE III FINAL CLOSURE

September 24, 2024

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Project close-out procedures will begin well before the end of construction. All submittals should have been received by this time and the CM will also verify receipt of any Manufacturers warranties, record drawings, or other required literature or documentation.

At the completion of the project close-out procedure, SWT will submit to the City all project photographic logs, final as-built plans, and CQA Report (prepared by HAI) as part of the Close Out Report.

The Final Construction Close Out Report will include a statement certifying that the groundwater protection system was constructed in general accordance with the Project Plan and Special Provisions, and any design changes made to those documents.

TASK 5.0 PROJECT MANAGEMENT/MEETINGS

SWT will provide project administration services including project schedule development, tracking and updating, budget tracking, invoicing, and activity reporting, as requested. The SWT Project Manager will also coordinate activities with the City and the regulatory agencies, if requested. The SWT Project Manager will provide general administration of the contract, track budget performance and task scheduling, conduct regular progress meetings, document scope changes, provide City with required monthly invoice activity reports, and generally coordinate all efforts related to the project within the bounds of the scope as directed by the City.

SCHEDULE

The project schedule is based on the Contractor's schedule; budget is based on the remaining 44 working days.

FEE ESTIMATE

The following is the fee estimate for each task described above is presented as follows:

Project Re-Bid Services

Task 1.0 COMPLETED NO CHANGE

Engineering Support, CM, and CQA Services

Task 2.0 Phase IV Liner and Phase III Final Closure Engineering Support Services..... \$4,595

Task 3.0 CQA Services \$35,000

Task 4.0 Construction Management..... \$102,805

Task 5.0 Project Management/Meetings ON-GOING, NO CHANGE

Task 6.0 Combined Project Supplemental Budget ON-GOING, NO CHANGE

Total Fee Estimate, Amendment 1 Addition \$142,399

New Total Fee Estimate for Contract dated January 26, 2024\$851,321



**AMENDMENT 1 – PROPOSAL FOR ENGINEERING SERVICES, ENGINEERING SUPPORT DURING CONSTRUCTION,
CONSTRUCTION QUALITY ASSURANCE, AND CONSTRUCTION MANAGEMENT
FOR THE PHASE IV GROUNDWATER PROTECTION SYSTEM AND PHASE III FINAL CLOSURE**

September 24, 2024

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SWT will keep City informed of the status of the budget balance by issuing monthly progress summary reports with each invoice. SWT will invoice City for the portion of work that has been completed. This Fee Estimate is for budget purposes only. All work performed will be invoiced on a Time-and-Materials basis, based on actual staff providing the service, using the current rate schedule at the time services are provided, see attached 2024 Rate Schedule. SWT understands this is a large commitment for the City, however this is a complete package of field services, and it is less than 10% of the anticipated construction costs.

CLOSURE

SWT appreciates the chance to propose on this project for the City. We look forward to continuing our working relationship with the City of Watsonville. Should you have any questions or require additional information regarding this proposal, please contact Michael A. Cullinane at (909) 390-1328 or via email at mac@swteng.com, or the Project manager, Brian Reyes via email at bmr@swteng.com.

Sincerely,



Michael A. Cullinane, P.E.
Principal

Attachments:

Fee Schedule 2024

Summary of Full Proposal Fee Estimate, Amendment 1

AMENDMENT 1 – PROPOSAL FOR ENGINEERING SERVICES, ENGINEERING SUPPORT DURING CONSTRUCTION, CONSTRUCTION QUALITY ASSURANCE, AND CONSTRUCTION MANAGEMENT FOR THE PHASE IV GROUNDWATER PROTECTION SYSTEM AND PHASE III FINAL CLOSURE

September 24, 2024

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FEE SCHEDULE 2024

<u>Staff Classification</u>	<u>Hourly Rate</u>
Clerk	\$72
Technician.....	\$88
CADD Operator	\$112
Planner I.....	\$112
Administrative Assistant	\$114
Engineering Technician.....	\$114
Planner II.....	\$132
Engineer I.....	\$138
Project Coordinator	\$146
Planner III.....	\$160
Engineer II/Designer	\$166
Engineer III/ Scientist	\$186
Construction Manager (CM)	\$188
Senior Planner.....	\$188
Project Engineer/Senior Scientist.....	\$202
Project Manager.....	\$232
Principal Planner.....	\$274
Principal Engineer/Sr. CM	\$274
Principal.....	\$286

Overtime premium, if appropriate, will be invoiced at 1.5 times of the above rates.

Reimbursable charges (reproduction, courier charges, miscellaneous in-house expenses.) are invoiced at 5 percent of total labor charges, not requiring a breakdown.

Other reimbursable charges are invoiced as follows:

Mileage	Federal Rate
Vehicle	\$8/Hour
Sub consultants/Outside Services	Cost +15 percent
Outside Out-of-Pocket Expenses	Cost +15 percent
Per Diem for Living Expenses.....	Federal Rate
Drone Topographic Processing by Third Party (Propeller)	\$1,000/Credit Used

Any non-recurring project-specific charges not listed above will be invoiced at Cost + 15 percent, or as negotiated in the contract.

Fee Schedule effective through December 31, 2024



FEE ESTIMATE - AMENDMENT 1 TO PN 23-2091
ENGINEERING SUPPORT & CM/CQA - PHASE IV GROUNDWATER PROTECTION SYSTEM (LINER) AND PHASE III FINAL CLOSURE
AT THE CITY OF WATSONVILLE LANDFILL

	Principal	Project Engineer	Construction Manager	Construction Manager (OT)	CQA Monitor	CQA Monitor (OT)	Engineer II	Project Coordinator	TOTAL LABOR	5% Expenses (Note 5)	Vehicle Nbr. Hours (Note 7)	Per Diem (Note 2,3,4)	FEE ESTIMATE
Hourly Rate\\$,	\$286.00	\$202.00	\$188.00	\$282.00	\$135.00	\$202.50	\$166.00	\$146.00			\$8.00		
1.0 ENGINEERING SERVICES FOR PROJECT RE-BID (COMPLETE)									\$0	\$0			\$0
2.0 PHASE IV MODULE 1 LINER AND PHASE III FINAL CLOSURE ENGINEERING SUPPORT	4	16							\$4,376	\$219			\$4,595
3.0 CQA SERVICES	CQA Services Provided by Hushmand and Associates (HA) See Attached Fee Estimate Table for Description of Fee Estimate											\$35,000	
4.0 CONSTRUCTION MANAGEMENT	Summarized in Tasks 4.1-4.3 Below												
4.1 Pre-Construction Phase (COMPLETE)									\$0	\$0			\$0
4.2 Field Services (Notes 9)			352	88					\$90,992	\$4,550	\$3,520	\$3,743	\$102,805
4.3 Final Construction Close Out Report (ON-GOING, NO CHANGE)									\$0	\$0			\$0
5.0 PROJECT MANAGEMENT/MEETINGS (ON-GOING, NO CHANGE)									\$0	\$0			\$0
6.0 COMBINED PROJECT SUPPLEMENTAL BUDGET (ON-GOING, NO CHANGE)									\$0	\$0			
TOTAL HOURS	4	16	352	88			0	0					
ESTIMATED FEE	\$1,144	\$3,232	\$66,176	\$24,816			\$0	\$0	\$4,376	\$219	\$0	\$0	\$142,399
	TOTAL FEE ESTIMATE:												\$142,399

Notes:

- Amendment 1 considers the additional working days (added) due to weather impacts and additional overtime hours previous not included. This amendment considers remaining project duration (42 regular working days), remaining Saturday work (2 anticipated) and remaining budgets as of 09/01/24. This proposed budget is for services through project completion.
- Santa Cruz County Per Diem for Lodging FY 2024 is \$181/day (June-August) and \$143/day (September-May); SWT is preparing our fee estimate at the lower rate (off-season @ \$143/day) for the remainder of the project.
- Santa Cruz County Per Diem for M&I FY 2024 is \$69/day
- Total added Per Diem will be estimated at \$197/day for 42 regular and 2 Saturdays, remaining working days, 44 total.
- Reimbursable charges (reproduction, courier charges, travel and lodging for Engineering Staff, miscellaneous in-house expenses) will be billed at 5% of labor not requiring a specific breakdown.
- Other reimbursable expenses will be invoiced per our current rate schedule in effect.
- Vehicle rate assessed at \$8/hour of Construction Manager Work Hours.
- Estimate is for budget purposes only and work will be invoiced based on the actual staff performing the work using the current rate schedule at the time of service.
- Field Services hours for Construction Manager are for 8 regular hour and 2 OT hour working days for the added 44 days.

Agenda Report



MEETING DATE: Tuesday, October 8, 2024

TO: City Council

FROM: PUBLIC WORKS & UTILITIES DIRECTOR LINDBERG
WATER PROJECT MANAGER BRANDENBURG

SUBJECT: APPROVE CONTRACT AMENDMENT WITH SENSUS METERING SYSTEMS, INC., FOR PURCHASE AND INSTALLATION OF WATER METER READING RADIO TOWER AND INCREASING CONTRACT COMPENSATION BY \$15,000 FOR A TOTAL REVISED CONTRACT AMOUNT NOT TO EXCEED \$320,340

RECOMMENDED ACTION:

Staff recommends that the City Council adopt a resolution approving the First Amendment with Sensus Metering Systems, Inc., dba Sensus USA, Inc., for the purchase and installation of water meter reading radio tower and associated support equipment at the Corralitos Filter Plant and Pajaro Dunes, and increasing the contract compensation by \$15,000, for a total revised total contract amount not to exceed \$320,340, and authorizing the City Manager to execute said First Amendment.

BACKGROUND:

On July 18, 2023, the City Council adopted Resolution No. 147-23 (CM), approving the contract with Sensus US, Inc. to purchase and install a water meter reading radio tower and equipment at the Corralitos Filter Plant and Pajaro Dunes.

The City's water system has approximately 15,000 water meter connections that are used to measure water consumed and to bill customers. The City has standardized the Sensus Advanced Metering Infrastructure (AMI) System which allows real time electronic access to view and monitor water meter readings hourly. The new radio tower and equipment are needed to provide support for the AMI system in the more remote locations of the water distribution system.

DISCUSSION:

Approximately 97 percent of the water distribution system's water meters are equipped with Sensus AMI, and the remaining approximately 400 water meters are anticipated to be equipped over the next year. The City's prior Sensus AMI radio tower infrastructure needs improvements to collect reading data from the far ends of the water service areas of Corralitos and Pajaro Dunes.

STRATEGIC PLAN:

This project supports Strategic Plan goal:
2-Infrastructure & Environment.

FINANCIAL IMPACT:

This project is planned in the current fiscal year's capital improvement plan budget for the Water Enterprise Fund – account# 720-913-7813-14629.

ALTERNATIVE ACTION:

No reasonable alternatives are known at this time.

ATTACHMENTS AND/OR REFERENCES (If any):

None.

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING FIRST AMENDMENT WITH SENSUS METERING SYSTEMS, INC., DBA SENSUS USA, INC., A CORPORATION, FOR THE PURCHASE AND INSTALLATION OF WATER METER READING RADIO SUPPORT TOWER AND EQUIPMENT AT THE CORRALITOS FILTER PLANT AND PAJARO DUNES; ADDING TO THE COMPENSATION AMOUNT BY \$15,000; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME (FUNDED FROM WATER FUND)

WHEREAS, on July 18, 2023, the City Council adopted Resolution No. 147-23 (CM) approving a contract with Sensus USA, Inc., a corporation, for the purchase and installation of water meter reading radio towers and support equipment at the Corralitos Filter Plant and Pajaro Dunes; and

WHEREAS, the original contract was for the not to exceed amount of \$305,340; and

WHEREAS, subdivision (c) of § 3-5.210 exempts supplies and materials which are unique, available only from one source, or sought to match existing equipment or supplies already in use (also known as a sole source purchase); and

WHEREAS, this First Amendment to Contract will increase the contract amount by \$15,000, for a revised total contract amount not to exceed \$320,340.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. This action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15378(b)(5), in that adopting a Resolution approving an amendment to a consultant contract does not meet CEQA's definition of a "project," because the action does not have the potential for

resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

2. That the First Amendment to Contract between the City of Watsonville and Sensus USA, Inc., a corporation, a copy of which is attached hereto and incorporated herein by this reference, is hereby approved.

3. That the City Manager is hereby authorized and directed to execute said First Amendment for and on behalf of the City of Watsonville, with minor revisions that may be approved by the City Manager and the City Attorney.

**FIRST AMENDMENT TO CONSULTANT SERVICES CONTRACT
BETWEEN THE CITY OF WATSONVILLE
AND SENSUS USA, INC.**

THIS FIRST AMENDMENT TO CONTRACT for consultant services is entered into by and between the **City of Watsonville** ("City") and **Sensus USA, Inc.** ("Consultant") this day of _____. The City and Consultant agree as follows:

RECITALS

WHEREAS, on July 18, 2023, the City Council adopted Resolution No. 147-23 (CM) approving the contract with Sensus USA, Inc. for the purchase of water meter reading radio support tower and equipment at the Corralitos Filter Plant and Pajaro Dunes; and

WHEREAS, the City and Consultant have previously executed a Consultant Services Contract for the purchase of water meter reading radio tower and support equipment at the Corralitos Filter Plant date August 14, 2023,

WHEREAS, the original contract was in the amount of \$305,340 with an expiration date of July 19, 2025; and

WHEREAS, subdivision (c) of § 3-5.210 exempts supplies and materials which are unique, available only from one source, or sought to match existing equipment or supplies already in use (also know as a sole source purchase); and

WHEREAS, the City's Water Division has standardized on Sensus Advanced Metering Infrastructure (AMI) for electronic and remote meter reading and monitoring throughout the water distribution; and

WHEREAS, the First Amendment of the Contract for Consultant Services is in the best interest of the City of Watsonville.

NOW, THEREFORE, the City and the Consultant agree that the Contract shall be amended as follows:

Section 4 is hereby amended to read:

"Section 4 and Exhibit "C" both entitled "Compensation" of the Contract, are hereby amended to provide an additional amount of compensation of Fifteen Thousand Dollars (\$15,000), for a total contract amount not to exceed \$320,340."

All other terms and conditions of the Contract dated August 14, 2023, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Consultant Services Contract the day and year first hereinabove written.

CITY OF WATSONVILLE

SENSUS USA, INC.

By _____
Tamara Vides, City Manager

Signed by:
Wayne Schmieder
By _____
3A1E34A3948340E...
Wayne Schmeider, Regional Service Manager

ATTEST:

By _____
Irwin I. Ortiz, City Clerk

APPROVED AS TO FORM:

By _____
Samantha W. Zutler, City Attorney

Agenda Report



MEETING DATE: Tuesday, October 22, 2024

TO: City Council

FROM: PUBLIC WORKS & UTILITIES DIRECTOR LINDBERG
SOLID WASTE DIVISION MANAGER SMITH

SUBJECT: SOLE SOURCE PURCHASE OF REFUSE AND RECYCLE ROLL-
OUT CARTS FROM OTTO ENVIRONMENTAL SOLUTIONS FOR
\$163,260

RECOMMENDED ACTION:

Adopt a resolution authorizing \$163,260 for the purchase of Solid Waste Refuse and Recycle Roll-Out Carts from Otto Environmental Solutions.

BACKGROUND:

Select a single vendor to replace dilapidated residential refuse and recycling carts, fulfill new cart orders, maintain cart uniformity, and stock parts for repairs saving costs and allowing timely repairs.

DISCUSSION:

The Solid Waste Division is responsible for servicing residential materials, such as garbage, recycling, and organics, maintaining, replacing, and delivering new cart requests. To maintain rollout cart uniformity, the Division uses Otto Environmental as the sole source vendor.

Otto Environmental Systems produces a high quality and durable product at fair market value. Currently about 65% of our residential carts are from Otto Environmental Systems, spare parts like lids, wheels and axels fit exclusively on Otto brand carts.

This equipment purchase is exempt from the City's formal competitive bidding requirements for purchases exceeding \$100,000 under Article 4 of Chapter 5 (Purchasing Procedures) of Title 3 (Finance) of the Watsonville Municipal Code. The specific exemption is subdivision (c) of Section 3-5.210 "equipment, supplies or nonprofessional services are unique, available only from one (1) source, or sought to match existing equipment or supplies already in use (also known as a sole source purchase)" and also under subdivision d) "Equipment, supplies or nonprofessional services have been uniformly adopted or otherwise standardized in the City. In this case, evidence for the

standardization shall be documented and maintained as a public record and approved by the Purchasing Officer before the purchase and then at least once every five (5) years.”

STRATEGIC PLAN:

The project consists of the following Strategic Plan goal:
02 – Infrastructure & Environment

FINANCIAL IMPACT:

Funds for this purchase will be paid out of the Solid Waste Fund in the budget account 0740-570-7559. There are sufficient funds in this account.

ALTERNATIVE ACTION:

The Council could choose not to authorize the purchase, in which case staff requests additional direction.

ATTACHMENTS AND/OR REFERENCES (If any):

- 1) Quote – Refuse and Recycle Roll-Out Carts – Otto Environmental Solutions

Duramax Holdings LLC
 DBA Otto Environmental Systems
 12700 General Drive
 Charlotte, NC 28273



Quote: 27483

Antonio Banderas
 CITY OF WATSONVILLE
 250 Main St
 Watsonville CA 95076-5047

Dear Antonio,

Thank you for allowing Otto Environmental Systems North America, Inc. the opportunity to present this quotation to CITY OF WATSONVILLE. Please let me know if you have any questions, and thank you for your interest.

Proposal Valid: September 24, 2024 - October 24, 2024

Line	Product	Description	Quantity	Net Price	Net Value
10	9957171-FB0OC000HH-WATSONVCAR01	95 Gal Edge Recycle Cart WATSONVCA (SK)	504 Each	51.00 USD / 1 Each	25,704.00 USD
List Price 51.00 USD / 1 Each 25,704.00 USD Freight 10,000.00 USD 1,840.68 USD State (%) 6.00 % 1,542.24 USD County (%) 0.25 % 64.26 USD City (%) 1.25 % 321.30 USD Special Purposes District (%) 1.25 % 321.30 USD Special Purposes District (%) 1.00 % 257.04 USD Cart Style: 95 Gal Edge - Metal Bar/Bib/One Handle Cart Base Color: 71 - Medium Blue Lid Color: 71 - Medium Blue Wheel: WHLBS10 - 10" WHEEL BLOW MOLDED SNAP-ON					
20	9955050-FB0OC000HH-WATSONVCAT01	95 Gal Edge Trash Cart WATSONVCA (SK)	504 Each	51.00 USD / 1 Each	25,704.00 USD
List Price 51.00 USD / 1 Each 25,704.00 USD Freight 10,000.00 USD 1,840.68 USD State (%) 6.00 % 1,542.24 USD County (%) 0.25 % 64.26 USD City (%) 1.25 % 321.30 USD Special Purposes District (%) 1.25 % 321.30 USD Special Purposes District (%) 1.00 % 257.04 USD Cart Style: 95 Gal Edge - Metal Bar/Bib/One Handle Cart Base Color: 50 - Gray Lid Color: 50 - Gray Wheel: WHLBS10 - 10" WHEEL BLOW MOLDED SNAP-ON					



Quote: 27483

30	9927878- FB0O0000HH- WATSONVCA001	95 Gal Edge Organic Cart WATSONVCA (SK)	504 Each	51.00 USD / 1 Each	25,704.00 USD
List Price 51.00 USD / 1 Each 25,704.00 USD Freight 10,000.00 USD 1,840.68 USD State (%) 6.00 % 1,542.24 USD County (%) 0.25 % 64.26 USD City (%) 1.25 % 321.30 USD Special Purposes District (%) 1.25 % 321.30 USD Special Purposes District (%) 1.00 % 257.04 USD Cart Style: 95 Gal Edge/Plastic Bar/Bib/One Handle Cart Base Color: 78 - Kelly Green Lid Color: 78 - Kelly Green Wheel: WHLBS10 - 10" WHEEL BLOW MOLDED SNAP-ON					
40	6925050- FB0W0000HH- WATSONVCAT01	65 Gal Edge Trash Cart WATSONVCA (SK)	720 Each	46.00 USD / 1 Each	33,120.00 USD
List Price 46.00 USD / 1 Each 33,120.00 USD Freight 10,000.00 USD 2,371.75 USD State (%) 6.00 % 1,987.20 USD County (%) 0.25 % 82.80 USD City (%) 1.25 % 414.00 USD Special Purposes District (%) 1.25 % 414.00 USD Special Purposes District (%) 1.00 % 331.20 USD Cart Style: 65 Gal Edge/Plastic Bar/Bib/One Handle Cart Base Color: 50 - Gray Lid Color: 50 - Gray Wheel: WHLBS10 - 10" WHEEL BLOW MOLDED SNAP-ON					
50	9957171- FB0OC000HH- WATSONVCAR01	95 Gal Edge Recycle Cart WATSONVCA (SK)	252 Each	51.00 USD / 1 Each	12,852.00 USD
List Price 51.00 USD / 1 Each 12,852.00 USD Freight 10,000.00 USD 920.34 USD State (%) 6.00 % 771.12 USD County (%) 0.25 % 32.13 USD City (%) 1.25 % 160.65 USD Special Purposes District (%) 1.25 % 160.65 USD Special Purposes District (%) 1.00 % 128.52 USD Cart Style: 95 Gal Edge - Metal Bar/Bib/One Handle Cart Base Color: 71 - Medium Blue Lid Color: 71 - Medium Blue Wheel: WHLBS10 - 10" WHEEL BLOW MOLDED SNAP-ON					
60	6925050- FB0W0000HH- WATSONVCAT01	65 Gal Edge Trash Cart WATSONVCA (SK)	360 Each	46.00 USD / 1 Each	16,560.00 USD
List Price 46.00 USD / 1 Each 16,560.00 USD Freight 10,000.00 USD 1,185.87 USD State (%) 6.00 % 993.60 USD County (%) 0.25 % 41.40 USD City (%) 1.25 % 207.00 USD Special Purposes District (%) 1.25 % 207.00 USD Special Purposes District (%) 1.00 % 165.60 USD Cart Style: 65 Gal Edge/Plastic Bar/Bib/One Handle Cart Base Color: 50 - Gray Lid Color: 50 - Gray Wheel: WHLBS10 - 10" WHEEL BLOW MOLDED SNAP-ON					

Otto Environmental Systems North America, Inc.
12700 General Drive, Charlotte, NC 28273



Quote: 27483

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State (%)	6.00 %	8,378.64 USD
County (%)	0.25 %	349.11 USD
City (%)	1.25 %	1,745.55 USD
Special Purposes District (%)		3,141.99 USD
Total		163,259.29 USD

Payment Terms: 10 days 1% cash discount, 30 days net

Incoterms: Free on Board (INTL), Destination

All Credit Card transactions are subject to a 2.5% processing fee.

Orders containing premium colors may or may not include extended lead times.

Sincerely,

Andrew D Arata

Andrew.Arata@otto-usa.com

TERMS AND CONDITIONS OF SALE

TERMS AND CONDITIONS OF SALE

NOTICE: THE OFFER, ORDER ACKNOWLEDGEMENT, ORDER ACCEPTANCE, OR SALE OF ANY PRODUCTS DESCRIBED ON THE FRONT SIDE OF THIS DOCUMENT IS SUBJECT TO AND CONDITIONED UPON ACCEPTANCE OF THE TERMS CONTAINED IN THIS INSTRUMENT. ANY ADDITIONAL OR DIFFERENT TERMS PROPOSED BY PURCHASER ARE OBJECTED TO BY AND WILL NOT BE BINDING UPON OTTO ENVIRONMENTAL SYSTEMS NORTH AMERICA, LLC OR OCM SOLUTIONS, LLC (AS THE CASE MAY BE) ("OTTO") UNLESS SPECIFICALLY ASSENTED TO IN WRITING BY OTTO. UNLESS EXPLICITLY OBJECTED TO BY PURCHASER IN WRITING RECEIVED BY OTTO WITHIN FIVE (5) BUSINESS DAYS, THESE TERMS AND CONDITIONS OF SALE SHALL APPLY TO THIS OFFER, ORDER OF ACKNOWLEDGEMENT, ORDER ACCEPTANCE, OR SALE, WHETHER OR NOT THEY APPLIED TO A PRIOR PURCHASE BY PURCHASER. AS USED IN THESE TERMS AND CONDITIONS OF SALE, "PRODUCTS" MEANS THOSE PRODUCTS SET FORTH ON THE FRONT SIDE OF THIS DOCUMENT.

1. **ACCEPTANCE.** All orders received by Otto are subject to final acceptance or confirmation by Otto and no terms or orders are binding upon Otto until so accepted.
2. **DELIVERIES.** Unless otherwise specified by Otto in writing, all deliveries are F.O.B. Otto's place of business (UCC Terms). All deliveries shall be made via common carrier or some other reasonable means chosen by Otto. All risk of loss to Products sold shall pass to Purchaser upon delivery by Otto of such Products to a common carrier. Title to the Products shall remain with Otto until Purchaser pays the purchase price in full to Otto. Delivery is conditional on the timely receipt by Otto of documents necessary for the completion of the order, any down payment, and Purchaser's compliance with these terms and conditions. Delivery schedules represent Otto estimates only, and partial deliveries are permissible. Otto will use reasonable efforts to meet delivery schedules. Otto will not be liable for any delay in the performance of orders of contracts, or in the delivery or shipment of Products or for any damages suffered by Purchaser by reason of such delay. Delivery is subject to Purchaser maintaining credit satisfactory to Otto. Otto may suspend or delay performance or delivery at any time pending receipt of assurances, including full or partial prepayment or payment of any outstanding amounts owed, adequate to Otto in its discretion of Purchaser's ability to pay. Failure to provide such assurances shall entitle Otto to cancel this contract without further liability or obligation to Purchaser.
3. **RECEIVING DELAYS.** If for any reason Purchaser fails to accept delivery of any of the Products on the date set forth in the delivery schedules, or if Otto is unable to deliver the Products on such date because Purchaser has not provided appropriate instructions, documents, or authorizations: (i) risk of loss to the Products shall pass to Purchaser and (ii) Otto, at its option, may store or arrange for a third party to store the Products until Purchaser picks them up, whereupon Purchaser shall be liable for all related costs and expenses (including, without limitation, storage and insurance).
4. **PRICES.** Unless otherwise specified by Otto on the front side of this document, prices are quoted F.O.B. Otto's place of business (UCC Terms). Prices are subject to change by Otto without notice to Purchaser, and those prices set forth on the front side of this document will apply to the order. Prices do not include sales, use, excise, privilege, or any similar tax levied by any government, and Purchaser shall pay any such applicable tax. Upon the request of Otto, Purchaser shall provide Otto a tax exemption certificate acceptable to the appropriate taxing authorities.
5. **TERMS OF PAYMENT.** Unless otherwise specified by Otto on the front side of this document, the purchase price shall be due in full by Purchaser thirty (30) days of tender of delivery of the Products. Extension of credit, if any, may be changed or withdrawn by Otto at any time. Invoices not paid by their due date will be subject to carrying charges. Carrying charges shall accrue and be added to the unpaid balance in the amount of one and one-half percent (1-1/2%) per month of any overdue unpaid balance, or the maximum rate permitted by law, whichever is less. Purchaser shall reimburse Otto for the costs of collection, including, without limitation, reasonable attorneys' fees, of any overdue amount owed by Purchaser to Otto, and such collection costs shall also be subject to the carrying charges. Purchaser may not hold back or set off any amounts owed to Otto in satisfaction of any claims asserted by Purchaser against Otto.
6. **RETURNED GOODS AND CLAIMS.** Within ten (10) business days of delivery to Purchaser, Purchaser must give written notice to Otto of any claim by Purchaser based upon the condition, quantity, or grade of the Products sold or of any claimed nonconformity with the Purchaser's specifications, and the notice must indicate the basis of the claim in detail. Purchaser's failure to comply with this Paragraph shall constitute irrevocable acceptance by Purchaser of the Products delivered and shall bind Purchaser to pay to Otto the full price of such Products.
7. **CANCELLATION/CHANGES.** Purchaser may not cancel or change an order once placed with and accepted by Otto except with the prior written consent of Otto and upon terms that will indemnify Otto against any loss. Otto may correct mathematical or clerical errors.
8. **WARRANTY.** OTTO IS SELLING TO PURCHASER THE PRODUCTS AND PURCHASER ACCEPTS THE PRODUCTS "AS IS," AND OTTO EXPRESSLY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, ARISING FROM COURSE OF DEALING OR USAGE OF TRADE, OR STATUTORY, INCLUDING BUT NOT LIMITED TO THE IMPLIED CONDITIONS AND WARRANTIES OF MERCHANTABILITY, QUALITY, FITNESS FOR A PARTICULAR PURPOSE, CORRESPONDENCE WITH DESCRIPTION OR QUALITY, TITLE, QUIET POSSESSION AND NON-INFRINGEMENT.

Descriptions, representations and other information concerning Products contained in Otto's catalogs, advertisements or other promotion materials or statements or representations made by Otto sales representatives or distributors shall not be binding upon Otto.

In no case shall Otto be liable for any special, incidental or consequential damages based upon breach of contract, negligence, strict liability, tort or any other legal theory, even if Otto is notified of the possibility of such damages. In all cases, Otto's maximum liability arising out of or relating to these Terms and Conditions and any Purchase Order, regardless of the legal theory, shall not exceed the contract price actually paid by Purchaser in respect of the Products supplied by Otto to which such liability relates. Otto shall not be liable for any loss, damage, detention or delay due directly or indirectly to causes beyond its reasonable control, such as acts of God, acts of Purchaser, acts of civil or military authority, fires, strikes, floods, epidemics, war, riot, delays in transportation, government restrictions or embargoes, or difficulties in obtaining necessary labor, materials, manufacturing facilities or transportation due to such causes.

9. **INDEMNIFICATION.** Purchaser will defend, indemnify and hold harmless Otto against all claims, losses, liabilities, damages and expenses on account of any damage to property or injury or death of persons caused by or arising out of or relating to Purchaser's (and/or any of Purchaser's employee's, agent's, affiliate's and customer's) distribution, storage, handling, use, or disposal of Products or caused by or arising out of: (i) any breach of contract by Purchaser; (ii) any tortious acts or omissions of Purchaser (and/or any of Purchaser's employees, agents, affiliates and customers); or (iii) any willful misconduct or any violation by Purchaser (and/or by any of Purchaser's employees, agents, affiliates and customers) of any applicable law, rule or regulation.

10. **SECURITY AGREEMENT.** Purchaser hereby grants to Otto a continuing purchase money security interest in all Products sold and/or delivered to it and to the proceeds thereof. Purchaser shall execute and deliver any financing statements and other documents that Otto may reasonably require for the perfection of Otto's security interest, and Purchaser hereby authorizes Otto to do all other acts reasonably necessary for the establishment, perfection, preservation, and enforcement of its security interest. Purchaser shall maintain adequate insurance against casualty, loss, fire, or theft of the Products for so long as the security interest is in effect.

11. **LIMITATIONS.** Any action by Purchaser under or relating to this Agreement or the Products sold must be commenced within one (1) year after such cause of action has accrued.

12. **GOVERNING LAW; JURISDICTION.** This Agreement, and any and all claims arising out of or related to this Agreement or any of the proposals, negotiations, communications or understandings regarding this Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina ("North Carolina") applicable to contracts made entirely within and wholly performed in North Carolina, without regard to its choice of law provisions. Any claim, action, suit or other proceeding initiated under or in connection with these Terms and Conditions or any Purchase Order may be asserted, brought, prosecuted and maintained only in any federal or state court in the State of North Carolina having jurisdiction over the subject matter thereof, and the parties hereby waive any and all right to object to the laying of venue in any such court and to any right to claim that any such court may be an inconvenient forum. The parties agree that the United Nations Convention on Contracts for the International Sale of Goods shall not apply to this Agreement.

13. **CUMULATIVE REMEDIES; WAIVER.** Except where specifically stated to the contrary, all remedies available to the parties for breach of this Agreement under this Agreement, at law or in equity, are cumulative and may be exercised concurrently or separately, and the exercise of any one remedy shall not be deemed an election of such remedy to the exclusion of other remedies. No waiver by either party to this Agreement of any breach of any provision of this Agreement shall be deemed a course of conduct or a waiver of a subsequent breach of that or any other provision.

14. **ENTIRE AGREEMENT.** Otto and Purchaser acknowledge that these Terms and Conditions of Sale together with Otto's invoice, constitute the entire agreement between Otto and Purchaser with regard to the sale or transfer of the Products sold and supersede all prior oral or written statements of any kind made by the parties or their representative. These Terms and Conditions of Sale may not be amended, modified, or supplemented except by written agreement executed by Otto and Purchaser.

15. **SEVERABILITY.** If any portion of this Purchase Order is found by a court of competent jurisdiction to be invalid or unenforceable, this Purchase Order shall be construed in all respects as if the invalid or unenforceable portion had been omitted and all other portions are fully enforceable.

16. **ACCOUNT CREDITS.** In the event that the Purchaser is entitled to a credit because of a warranty claim or a price adjustment, Otto will honor the credit for a period of six (6) months from the date of the credit invoice. Any credits claimed after six (6) months will be deemed expired. Additionally, Otto will not provide cash for any claim for credit, but will only allow credits to be redeemed for product.

AFFIRMATIVE ACTION. This contractor and subcontractor shall abide by the requirements of 41 CFR § 60-1.4(a), 60-300.5(a), and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender

identity, national origin, protected veteran status or disability.

Otto orders are assumed to ship when ready unless prior arrangements have been made via your Otto contact.

In the absence of prior arrangements, storage fees may accrue and be invoiced for any items held more than 30 days from the date of completion of your order.

Terms & Conditions for Quoted Freight

The quoted freight rate is for reference only and may change if shipping variables change before shipment. In the event of a change, the adjusted freight rate will be communicated ahead of shipment.

Fuel surcharges are subject to market fluctuation and actual surcharges invoiced by the carrier will be invoiced to the customer.

Quoted freight rates are based upon shipment of your order during regular shipment days (Monday - Friday). Should after hours, weekend, or holiday shipment be needed, additional fees will apply, and the corresponding freight rate will be communicated ahead of shipment.

Should you require weekend shipping, these freight rates will be quoted separately, as they are normally higher in cost than shipments during the regular workweek (Monday - Friday).

Quoted freight rates assume shipping of your order 48 hours from the time of order completion. Customer will be charged for shipment premiums requested by a customer before the minimum 48-hour notice.

Should a delivery address change before the shipment of your order, an adjusted freight rate will be communicated ahead of shipment. Should a delivery address change after the shipment of your order, a re-consignment fee will be charged once all updated charges are known by the carrier.

Detention Fees - If customer holds up driver at destination and carrier charges Otto detention fees (typically after 2 hours), customer will be invoiced the actual charge along with an administration fee.

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING SOLE SOURCE PURCHASE FROM DURAMAX HOLDINGS LLC DBA OTTO ENVIRONMENTAL SYSTEMS, FOR RESIDENTIAL REFUSE AND RECYCLING ROLL-OUT CARTS, IN AN AMOUNT NOT TO EXCEED \$163,260; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME (FUNDED FROM SOLID WASTE ENTERPRISE FUND)

WHEREAS, bidding requirements for the purchase of supplies, equipment and non-personal contractual services and the sale of personal property are set forth in Chapter 5 of Title 3 of the Municipal Code; and

WHEREAS, subdivision (c) of § 3-5.210 exempts supplies and materials which are unique, available only from one source, or sought to match existing equipment or supplies already in use (also known as a sole source purchase); and

WHEREAS, the Solid Waste Division currently utilizes Otto Environmental Systems refuse and recycling roll-out carts and inventory spare parts including lids, wheels and axels that fit exclusively on Otto Environmental Systems brand carts.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. This action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15378(b)(5), in that adopting a Resolution authorizing a purchase order to Otto Environmental Systems for the purchase of refuse and recycling carts does not meet CEQA's definition of a "project," because the action does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment, and if a "project," is exempt under the "common sense" exception (14 Cal.

Code Regs. § 15061(b)(3)) because it can be seen with certainty that there is no possibility that this action may have a significant effect on the environment.

2. The Council finds that the purchase of refuse and recycling carts is available from one source that meets the needs of the City (also known as a sole source purchase).

3. This purchase is exempt from the purchasing procedures of Chapter 5 of Title 3 of the Municipal Code as a sole source purchase under subdivision (c) of § 3-5.210 of the Watsonville Municipal Code.

4. The Council hereby authorizes this purchase from Duramax Holdings LLC dba Otto Environmental Systems, in an amount not to exceed \$163,260 for refuse and recycling roll-out carts.

Agenda Report



MEETING DATE: Tuesday, October 22, 2024

TO: City Council

FROM: ADMINISTRATIVE SERVICES DIRECTOR DURAN

SUBJECT: PROFESSIONAL SERVICES WITH URBAN FUTURES INC. FOR
MUNICIPAL FINANCIAL ADVISORY SERVICES

RECOMMENDED ACTION:

It is recommended that the City Council approve a Resolution awarding a contract to Urban Futures, Inc. for municipal advisory services, in an amount not to exceed \$300,000 and authorizing the City Manager to execute the contract.

BACKGROUND:

On July 31, 2023, the City of Watsonville issued a Request for Proposals (RFP) seeking qualified firms to provide objective, independent municipal advisory services to the City. The City is looking for municipal advisory services. Urban Futures, Inc. has been chosen to review our city audits, budgets and capital improvement plan and other related financial data to develop a comprehensive long-term financial forecast/plan and potential debt issuance. The City received eight proposals in response to the RFP, with Urban Futures, Inc., being one of the firms that submitted. While the contract was initially awarded to NHA, that decision has since been rescinded.

DISCUSSION:

The primary objective is to review the City's long-range needs, particularly with respect to its capital improvement program, and develop alternative strategies for meeting those needs. Our aim is to be able to have alternative strategies for managing the City's current or future debt, ensuring optimal value for our taxpayers and residents. The firm will examine and interpret legislation to identify economic or financial opportunities and potential impact on the City. The firm may also help in facilitating the issuance of debt.

STRATEGIC PLAN:

4-Fiscal Health

Approving this contract will ensure the City can develop a long-range financial plan and issue debt if necessary to meet its financial goals.

FINANCIAL IMPACT:

The contract is a 3-year contract, renewable for an additional year if needed. The funds have been appropriated and allocated in Measure R.

ALTERNATIVE ACTION:

The City Council has the option to reject the contract.

ATTACHMENTS AND/OR REFERENCES (If any):

None.

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED PROFESSIONAL SERVICES CONTRACT TO URBAN FUTURES, INC. FOR MUNICIPAL FINANCIAL ADVISORY SERVICES, IN AN AMOUNT NOT TO EXCEED \$300,000; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME

WHEREAS, § 3-5.500 of the Municipal code provides that an RFP or RFQ process is found to be an effective and efficient way to procure professional services and procurement of professional services shall be based on proposals solicited from capable professionals and be evaluated based on a combination of factors including education, training, experience and demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required; and

WHEREAS, § 3-5.540 of the Municipal Code provides that contracts for professional services estimated to cost more than One Hundred Thousand and no/100ths (\$100,000.00) Dollars must be awarded by the Council, and that the selection will be based on demonstrated competence and on the education, training and experience and professional qualifications necessary for the satisfactory performance of the services required, that cost will not be the only basis for selection; and

WHEREAS, a Request for Qualifications (RFQ) was issued on July 31, 2023, asking for qualified consultants to assist the City with Municipal Finance Advisory Services; and

WHEREAS, the deadline for submittal of Request for Statement of Qualifications was September 1, 2023; and

WHEREAS, a total of eight firms submitted qualification statements; these statements were reviewed by City staff and a list was developed; and

WHEREAS, the City Manager has recommended that the proposal from Urban Futures, Inc., in an amount not to exceed \$300,000 be accepted as the best response.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. This action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15378(b)(5), in that adopting a Resolution awarding contract to Urban Futures, Inc. for Municipal Financial Advisory Services does not meet CEQA's definition of a "project," because the action does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and if a "project," is exempt under the "common sense" exception (14 Cal. Code Regs. § 15061(b)(3)) because it can be seen with certainty that there is no possibility that this action may have a significant effect on the environment.

2. The Council awards a contract to Urban Futures, Inc., for Municipal Financial Advisory Services, for an amount not to exceed \$300,000.

3. That the Contract for Consultant Services between the City of Watsonville and Urban Futures, Inc., a copy of which is attached hereto and incorporated herein by this reference, is hereby approved.

4. Consultant shall file FPPC form 700s and 805s pursuant to section 19 of the Contract.

5. The City Manager is hereby authorized and directed to execute said contract for and on behalf of the City of Watsonville with minor revisions that may be approved by the City Manager and the City Attorney.



**CITY MANAGER /CITY ATTORNEY
SIGNATURE REQUEST ROUTING FORM**

Include insurance documents, signed agreements, and all relevant documentation.

All documents must be signed by contractor/lessee and in Munis (if applicable) prior to routing to City Clerk.

Request:

- City Manager Signature City Attorney Review/Approval Notarization Munis Approval NOT REQUIRED
- IT Reviewed (if applicable) – THIS CONTRACT INVOLVES TECHNOLOGY, AN EMAIL FROM THE IT DIRECTOR APPROVING THE CONTRACT MUST ACCOMPANY THIS FORM.

All documents routed for signatures must be approved by Department Head.

Department Head Approval: Marissa Duran Date: 10/16/2024 | 3:07 PM PDT
34B44F5A8DEF4DF... Signature

To be completed by initiating department: (PLEASE COMPLETE ENTIRELY)

Staff Responsible: Marissa Duran Department: Finance Phone Ext: 3471

Contractor/Vendor Name: Urban Futures, Inc.

Project Title: Provide financial advisory to the City of Watsonville

Original Contract Amount: \$ 300,000 Changer Order/Amendment No(s) N/A

Amendment Amount \$ N/A Cumulative Total \$ 300,000

Funding Source (Name of Acct. & Enterprise) Not-to-Exceed

Budget Account No(s): Various budget accounts will be used

Resolution No. (if any): _____ MUNIS Contract No. (if applicable): TBD

- Document is within CM signature authority up to \$100,000 (cumulative) for professional services or Public projects meeting the amount set forth in subdivision (b) of California Public Contract Code Section 22032, except as otherwise provided by State legislation, the project shall be let to contract by formal bidding procedure.
- Insurance is up to date and included.
- (For Bids only) DIR Extract Form has been filled and attached (due within 5 days of award of contract by Council or within 5 days from City Manager signature of Quick Bid)
- This is a form agreement prepared by City Attorney's Office.
(See <http://intranet.ci.watsonville.ca.us/node/303>)
 - No changes were made; or
 - Changes are described AND redlined version is attached.
- This is not a form agreement prepared by City Attorney's Office.
Previously prepared or reviewed by: _____
- \$10,000 to \$100,000 complete memo stating quotes obtained, include names and amounts, if did not obtain any, explain reasons pursuant to WMC 3-5.530.
- Sole Source (attach memo explaining reasons for sole source or list any other exemptions pursuant to (WMC 3-5.210)).

Description of project, scope of work or purchase (must be detailed, incomplete or deficient statements will be sent back):

Serve as the Cit's Independent Registered Municipal Advisor and schedule meetings/calls with staff to request all necessary data and discuss needs and goals of the city.

Review city audits, budgets, capital improvement plan, financial projections, financial policies, and other related financial information.

Consultant Required to File FPPC Form 700 (Statement of Economic Interests)

**CONTRACT FOR CONSULTANT SERVICES BETWEEN
THE CITY OF WATSONVILLE AND URBAN FUTURES, INC.**

THIS CONTRACT, is made and entered into this _____, by Urban Futures, Inc. and between the **City of Watsonville**, a municipal corporation, hereinafter called "City," and **Urban Futures, Inc.**, hereinafter called "Consultant."

WITNESSETH

WHEREAS, the City needs to obtain certain professional, technical and/or specialized services of an independent contractor to assist the City in the most economical manner; and

WHEREAS, Consultant has the requisite skill, training, qualifications, and experience to render such services called for under this Contract to City.

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THE PARTIES HEREBY AGREE AS FOLLOWS:

SECTION 1. SCOPE OF SERVICES.

Consultant shall perform those services as specified in detail in Exhibit "A," entitled "SCOPE OF SERVICES" which is attached hereto and incorporated herein.

SECTION 2. TERM OF CONTRACT.

The term of this Contract shall be from October 22, 2024 to October 24, 2027, inclusive.

SECTION 3. SCHEDULE OF PERFORMANCE.

The services of Consultant are to be completed according to the schedule set out in Exhibit "B," entitled "SCHEDULE OF PERFORMANCE," which is attached hereto and incorporated herein. Consultant will diligently proceed with the agreed Scope of Services and will provide such services in a timely manner in accordance with the "SCHEDULE OF PERFORMANCE."

SECTION 4. COMPENSATION.

The compensation to be paid to Consultant including both payment for professional services and reimbursable expenses as well as the rate and schedule of payment are set out in Exhibit "C" entitled "COMPENSATION," which is attached hereto and incorporated herein.

SECTION 5. METHOD OF PAYMENT.

Except as otherwise provided in Exhibit "C," each month, Consultant shall furnish to the City a statement of the work performed for compensation during the preceding month. Such statement shall also include a detailed record of the month's actual reimbursable expenditures.

SECTION 6. INDEPENDENT CONSULTANT.

It is understood and agreed that Consultant, in the performance of the work and services agreed to be performed by Consultant, shall act as and be an independent Consultant and not an agent or employee of City, and as an independent Consultant, shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights.

SECTION 7. ASSIGNABILITY.

Consultant shall not assign or transfer any interest in this Contract nor the performance of any of Consultant's obligations hereunder, without the prior written consent of City, and any attempt by Consultant to so assign this Contract or any rights, duties or obligations arising hereunder shall be void and of no effect.

SECTION 8. INDEMNIFICATION.

Consultant has the expertise and experience necessary to perform the services and duties agreed to be performed by Consultant under this Contract, and City is relying upon the skill and knowledge of Consultant to perform said services and duties. Consultant shall defend, indemnify and hold harmless City, its officers and employees,

against any loss or liability arising out of or resulting in any way from work performed under this Contract due to the willful or negligent acts (active or passive) or errors or omissions by Consultant or Consultant's officers, employees or agents.

SECTION 9. INSURANCE.

A. **Errors and Omissions Insurance.** Consultant shall obtain and maintain in full force throughout the term of this Contract a professional liability insurance policy (Errors and Omissions), in a company authorized to issue such insurance in the State of California, with limits of liability of not less than One Million Dollars (\$1,000,000.00) to cover all professional services rendered pursuant to this Contract.

B. **Auto and Commercial General Liability Insurance.** Consultant shall also maintain in full force and effect for the term of this Contract, automobile insurance and commercial general liability insurance with an insurance carrier satisfactory to City, which insurance shall include protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from any actual occurrence arising out of the performance of this Contract. The amounts of insurance shall not be less than the following:

(1) Commercial general liability insurance, or equivalent form, with a combined single limit of not less than \$1,000,000.00 per occurrence. If such insurance contains a general aggregate limit, such limit shall apply separately to each project Consultant performs for City. Such insurance shall (a) name City, its appointed and elected officials, and its employees as insureds; and (b) be primary with respect to insurance or self-insurance programs maintained by City and (c) contain standard separation of insured's provisions.

(2) Business automobile liability insurance, or equivalent form, with a combined single limit of not less than \$1,000,000.00 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.

C. **Workers' Compensation Insurance.** In accordance with the provisions of Section 3700 of the Labor Code, Consultant shall be insured against liability for Workers' Compensation or undertake self-insurance. Consultant agrees to comply with such provisions before commencing performance of any work under this Contract.

D. **Proof of Insurance to City before Notice to Proceed to Work.** Consultant shall satisfactorily provide certificates and endorsements of insurance to the City Clerk before Notice to Proceed to Work of this Contract will be issued. Certificates and policies shall state that the policy shall not be canceled or reduced in coverage without thirty (30) days written notice to City. Approval of insurance by City shall not relieve or decrease the extent to which Consultant may be held responsible for payment of damages resulting from services or operations performed pursuant to this Contract. Consultant shall not perform any work under this Contract until Consultant has obtained the required insurance and until the required certificates have been submitted to the City and approved by the City Attorney. If Consultant fails or refuses to produce or maintain the insurance required by these provisions or fails or refuses to furnish City required proof that insurance has been procured and is in force and paid for, City shall

have the right at City's election to forthwith terminate this Contract immediately without any financial or contractual obligation to the City. As a result of such termination, the City reserves the right to employ another consultant to complete the project.

E. Written notice. Contractor shall provide immediate written notice if (1) any insurance policy required by this Contract is terminated; (2) any policy limit is reduced; (3) or any deductible or self-insured retention is increased.

SECTION 10. NON-DISCRIMINATION.

Consultant shall not discriminate, in any way, against any person on the basis of age, sex, race, color, creed, national origin, or disability in connection with or related to the performance of this Contract.

SECTION 11. TERMINATION.

A. City and Consultant shall have the right to terminate this Contract, without cause, by giving not less than ten (10) days written notice of termination.

B. If Consultant fails to perform any of its material obligations under this Contract, in addition to all other remedies provided by law, City may terminate this Contract immediately upon written notice.

C. The City Manager is empowered to terminate this Contract on behalf of City.

D. In the event of termination, Consultant shall deliver to City copies of all work papers, schedules, reports and other work performed by Consultant and upon receipt thereof, Consultant shall be paid in full for services performed and reimbursable expenses incurred to the date of termination.

SECTION 12. COMPLIANCE WITH LAWS.

Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local governments. Consultant shall obtain and maintain a City of Watsonville business license during the term of this Contract.

SECTION 13. GOVERNING LAW.

City and Consultant agree that the law governing this Contract shall be that of the State of California. Any suit brought by either party against the other arising out of the performance of this Contract shall be filed and maintained in the Municipal or Superior Court of the County of Santa Cruz.

SECTION 14. PRIOR CONTRACTS AND AMENDMENTS.

This Contract represents the entire understanding of the parties as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Contract may only be modified by a written amendment.

SECTION 15. CONFIDENTIAL INFORMATION.

All data, documents, discussions, or other information developed or received by or for Consultant in performance of this Contract are confidential and not to be disclosed to any person except as authorized by the City Manager or his designee, or as required by law.

SECTION 16. OWNERSHIP OF MATERIALS.

All reports, documents or other materials developed or received by Consultant or any other person engaged directly by Consultant to perform the services required hereunder shall be and remain the property of City without restriction or limitation upon their use.

SECTION 17. COVENANT AGAINST CONTINGENT FEES.

The Consultant covenants that Consultant has not employed or retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure the Contract, and that Consultant has not paid or agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fees, commissions, percentage, brokerage fee, gift, or any other consideration contingent on or resulting from the award or making of this Contract, for breach or violation of this covenant, the City shall have the right to annul this Contract without liability, or in its discretion, to deduct from the contract price or consideration or otherwise recover, the full amount of such fee, commission, percentage fee, gift, or contingency.

SECTION 18. WAIVER.

Consultant agrees that waiver by City or any one or more of the conditions of performance under this Contract shall not be construed as waiver of any other condition of performance under this Contract.

SECTION 19. CONFLICT OF INTEREST.

A. A Consultant shall avoid all conflict of interest or appearance of conflict of interest in performance of this Contract. Consultant shall file a disclosure statement, if required by City Council Resolution, which shall be filed within thirty (30) days from the effective date of this Contract or such Resolution, as applicable.

B. No member, officer, or employee of the City, during their tenure, or for one (1) year thereafter, shall have any interest, direct or indirect, in this Contract or the proceeds thereof and Consultant agrees not to allow, permit, grant, transfer, or otherwise do anything which will result in such member, officer, or employee of the City from having such interest.

SECTION 20. AUDIT BOOKS AND RECORDS.

Consultant shall make available to City, its authorized agents, officers and employees, for examination any and all ledgers and books of account, invoices, vouchers, canceled checks and other records or documents evidencing or related to the expenditures and disbursements charged to the City, and shall furnish to City, its authorized agents and employees, such other evidence or information as City may require with respect to any such expense or disbursement charged by Consultant.

SECTION 21. NOTICES.

All notices shall be personally served or mailed, postage prepaid, to the following addresses, or to such other address as may be designated by written notice by the parties:

CITY

City Clerk
275 Main Street, Suite 400
Watsonville, CA 95076
(831) 768-3040

CONSULTANT

Urban Futures, Incorporated
1470 Maria Lane, Suite 315
Walnut Creek, CA 94596

SECTION 22. EXHIBITS:

- Exhibit A: Scope of Services
- Exhibit B: Schedule of Performance
- Exhibit C: Compensation

WITNESS THE EXECUTION HEREOF, on the day and year first hereinabove written.

CITY *In Process* **CONSULTANT**

CITY OF WATSONVILLE

BY

Tamara Vides, City Manager

DocuSigned by:
Wing See Fox
BY AB04BDE80BE5412...

Wing See Fox, Managing Director

ATTEST:

BY

Irwin I. Ortiz, City Clerk

APPROVED AS TO FORM:

BY

Samantha W. Zutler, City Attorney

EXHIBIT "A"

SCOPE OF SERVICES

Phase 1 Scope of Services:

1. Serve as the City's Independent Registered Municipal Advisor (IRMA)
2. Schedule meetings/calls with staff to request all necessary data and discuss needs and goals of City;
3. Review City audits, budgets, capital improvement plan, financial projections, financial policies, and other related financial information;
4. If requested, develop a 10-year baseline financial forecast model for the General Fund and include a scenario for impact of potential debt issuance
5. If requested, present options for new revenue measures;
6. Prepare CIP funding and debt analyses taking into consideration the following factors:
 1. Timing & priority of projects
 2. City's current and forecasted available revenues and liquidity
 3. Availability of cash funding
 4. City's existing debt/liabilities
 5. Project delivery method
7. Identify and analyze financing and bond structuring alternatives;
8. Prepare and review preliminary cash flows for financing alternatives;
9. Evaluate and analyze credit considerations for financing alternatives;
10. Advise on timing and size of future new money borrowings; and
11. Prepare presentations (including Bonds 101 if requested) and staff reports and attend meetings with City Council as requested.

Phase 2 Scope of Services:

12. Assist in developing the plan of finance and related transaction timetable;
13. Assist with the selection of the financing team including underwriters, trustee, bond and disclosure counsel (as applicable);
14. Draft Interested Parties List;
15. Prepare and/or review preliminary cash flows;
16. Identify and analyze financing solutions/optimal structuring and alternatives for the financing;
17. Advise on the method of sale, taking into account market conditions and near-term activity in the municipal market;
18. Assist with negotiated sale (as applicable), including advice regarding retail order periods and institutional marketing, analysis of comparable bonds and secondary market data, verify cash flow calculations, and serve as Pricing Advisor;
19. Credit analysis;
20. Review documents and reports and provide input on legal structure of bonds;

21. Assist in the preparation of any rating agency and bond insurer strategies and presentations;
22. Assist with underwriter compensation issues and bond allocations, as appropriate;
23. Analyze options for purposes of investment of bond proceeds;
24. Assist in procuring printer, etc.;
25. Assist with coordinating bond closings;
26. Prepare any requested/required post-sale reports of bond sales, including an evaluation of market conditions and pricing performance of underwriter;
27. Prepare/draft any requested staff reports for and attend meetings, including City Council meetings, and others as requested;
28. Assist with private placements (as applicable), including selection of placement agent (if necessary), reaching out to direct purchase banks, reviewing term sheets and legal documents.

In Process

EXHIBIT "B"

SCHEDULE OF PERFORMANCE

Services shall commence immediately upon execution of this Contract. All services performed under the provisions of this Contract shall be completed in accordance with the schedule as established at a later date.

In Process

EXHIBIT “C”

COMPENSATION

- a. Total Compensation. The total obligation of City under this Contract shall not exceed \$300,000.
- b. Basis for Payment. Payment(s) to Consultant for services performed under this contract shall be made as follows and shall [not] include payment for reimbursable expenses:
- c. Payment Request. Consultant shall submit a request for payment for services on a monthly basis by letter to Director, or said Director's designated representative. Such request for payment shall cover the preceding monthly period during the term hereof, shall note the City's purchase order number for this contract, shall contain a detailed listing of the total number of items or tasks or hours for which payment is requested, the individual dates on which such services were rendered, and invoices for reimbursable expenses, if any. Upon receipt in the Office of Director of said payment request, Director shall cause payment to be initiated to Consultant for appropriate compensation.

7. Fee Proposal

For financing transactions, UFI proposes to charge a flat fee of \$47,500 for public offerings, \$32,500 for private placements, plus expenses not to exceed \$2,500, that is contingent on closing of the financing and paid out of financing proceeds.

If the City desires a phased approach to the engagement, UFI is available on a time and materials or hourly basis for research, analysis, Capital Improvement Program funding planning, and development of funding options and recommendations. To the right are the hourly rates of proposed positions.

Hourly Fee Schedule	
Position	Rate
CEO/President	\$350
Managing Director/Director	\$325
Senior Associate	\$250

Given that working with the City is very important to our firm, we are open to negotiating our fees should the City find it necessary.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/15/24

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Michael Geffre Insurance Agency 32392 Coast Hwy Ste 260 Laguna Beach, CA 92651	CONTACT NAME: PHONE (A/C. No, Ext): 949-494-7261 FAX (A/C. No): 949-494-4481 E-MAIL ADDRESS: _____														
INSURED URBAN FUTURES, INC. dba ISOM ADVISORS 1470 MARIA LANE, SUITE 315 WALNUT CREEK, CA 94596	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A: ATEGRITY SPECIALTY INSURANCE CO</td> <td style="text-align: center;">16427</td> </tr> <tr> <td>INSURER B: MID-CENTURY INSURANCE COMPANY</td> <td style="text-align: center;">21687</td> </tr> <tr> <td>INSURER C: PENN STAR INSURANCE COMPANY</td> <td style="text-align: center;">10673</td> </tr> <tr> <td>INSURER D: WESTCHESTER SURPLUS LINES</td> <td style="text-align: center;">10172</td> </tr> <tr> <td>INSURER E: UNDERWRITERS AT LLOYDS OF LONDON</td> <td style="text-align: center;">15792</td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: ATEGRITY SPECIALTY INSURANCE CO	16427	INSURER B: MID-CENTURY INSURANCE COMPANY	21687	INSURER C: PENN STAR INSURANCE COMPANY	10673	INSURER D: WESTCHESTER SURPLUS LINES	10172	INSURER E: UNDERWRITERS AT LLOYDS OF LONDON	15792	INSURER F:	
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INSURER E: UNDERWRITERS AT LLOYDS OF LONDON	15792														
INSURER F:															

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS						
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: _____	Y	Y	01-C-PK-P20094043-0	12/27/2023	12/27/2024	EACH OCCURRENCE \$ 1,000,000						
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000												
	MED EXP (Any one person) \$ 5,000												
	PERSONAL & ADV INJURY \$ 1,000,000												
							GENERAL AGGREGATE \$ 2,000,000						
							PRODUCTS - COMP/OP AGG \$ Not Covered						
							\$						
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> OTHER: _____	Y	Y	605900024	03/11/2024	03/11/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000						
	BODILY INJURY (Per person) \$												
	BODILY INJURY (Per accident) \$												
	PROPERTY DAMAGE (Per accident) \$												
							\$						
C	UMBRELLA LIAB <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			XPA0010121	12/27/2023	12/27/2024	EACH OCCURRENCE \$ 2,000,000						
								AGGREGATE \$ 2,000,000					
								\$					
							PER STATUTE OTH-ER						
							E.L. EACH ACCIDENT \$						
							E.L. DISEASE - EA EMPLOYEE \$						
							E.L. DISEASE - POLICY LIMIT \$						
A	SEXUAL/PHYSICAL ABUSE			01-C-PK-P20094043-0	12/27/2023	12/27/2024	LIMIT \$ \$25K/\$50K						
D	PROFESSIONAL LIABILITY			G74382708002	12/23/2023	12/23/2024	PER OCCURRENCE \$ \$2,000,000						
E	CYBER LIABILITY			ESM0039844278	12/23/2023	12/23/2024	LIMIT \$ \$2,000,000						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

THE CITY OF PISMO BEACH, ITS ELECTED AND APPOINTED OFFICIALS, OFFICERS, EMPLOYEES, AND AGENTS ARE ADDITIONAL INSUREDS AS RESPECTS OPERATIONS OF THE NAMED INSURED PERFORMED UNDER CONTRACT WITH THE CITY OF PISMO BEACH.

CERTIFICATE HOLDER CITY OF PISMO BEACH 760 MATTIE ROAD PISMO BEACH, CA 93449	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--



ATEGRITY SPECIALTY INSURANCE COMPANY

14000 N. Pima Road, Suite 200, Scottsdale, AZ 85260

FORMS SCHEDULE

POLICY NO: 01-C-PK-P20094043-0

ACCOUNT NUMBER:

NAMED INSURED AND MAILING ADDRESS

Urban Futures Inc DBA ISOM Advisors

AGENCY NUMBER: 0000002067

AGENCY AND MAILING ADDRESS

CRC Insurance Services, Inc.
6200 South Syracuse Way Ste 100
Greenwood Village Colorado 80111

POLICY PERIOD: FROM 12/27/2023 TO 12/27/2024 AT 12:01 AM STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE.

POLICY FORMS

POLICY FORMS		
ASIC-AF-0000	01 23	Cover Page
ASIC-AF-0003	01 23	Service Of Suit Clause
ASIC-AF-0004	09 18	Minimum Earned Cancellation Premium
ASIC-AF-0006	10 18	Amendatory Endorsement - California
ASIC-GL-0015	12 21	Punitive Or Exemplary Damages Exclusion
ASIC-GL-0026	08 18	Contractors Special Conditions
ASIC-GL-0027	07 19	Minimum And Advance Premium Endorsement
ASIC-GL-0028	08 18	Blanket Additional Insured Endorsement
ASIC-GL-0029	08 18	Amendment Of Conditions (nonrenewal)
ASIC-GL-0031	08 18	Continuing Or Ongoing Damage Exclusion
ASIC-GL-0037	08 18	Premium Audit
ASIC-GL-0038	08 18	Amendment Of Nonpayment Cancellation Condition
ASIC-GL-0039	08 18	Lead Contamination Exclusion
ASIC-GL-0040	08 18	Asbestos Exclusion
ASIC-GL-0045	08 18	Marijuana Cannabis Liability Exclusion
ASIC-GL-0050	08 18	Hydraulic Fracturing Exclusion
ASIC-GL-0062	08 18	Communicable Disease Exclusion
ASIC-GL-0069	08 18	Known Injury Or Damage Exclusion - Personal And Advertising Injury
ASIC-GL-0071	08 18	Amendment To Other Insurance Condition
ASIC-GL-0077	09 19	Sexual And Or Physical Abuse Liability Coverage Form
ASIC-GL-0085	03 23	Total Pollution Exclusion Endorsement
ASIC-GL-0109	09 18	Deductible Endorsement
ASIC-GL-0181	10 22	Occupational Disease Exclusion
ASIC-GL-0185	03 23	Exclusion Unmanned Aircraft
ASIC-NOT-0002	09 22	Claim Reporting Information
ASIC-NOT-0004	12 20	Policyholder Disclosure - Notice Of Terrorism Insurance Coverage
ASIC-NOT-0011	08 22	Important Notice
ASIC-PR-0011	02 19	Wind Or Hail Deductible
ASIC-PR-0032	01 19	Marijuana/cannabis Exclusion
ASIC-PR-0038	08 22	Commercial Property Extension
ASIC-PR-0042	08 22	Earth Movement Fire Exclusion
ASIC-PR-0043	08 22	Earthquake Sprinkler Leakage Exclusion
ASIC-PR-0044	02 23	Maintenance Of Heat Condition
CG 00 01	04 13	Commercial General Liability Coverage Form
CG 20 01	04 13	Primary-and-noncontributory-other-insurance-condition



ATEGRITY SPECIALTY INSURANCE COMPANY

14000 N. Pima Road, Suite 200, Scottsdale, AZ 85260

FORMS SCHEDULE

POLICY NO: 01-C-PK-P20094043-0

ACCOUNT NUMBER:

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AGENCY AND MAILING ADDRESS

CRC Insurance Services, Inc.
6200 South Syracuse Way Ste 100
Greenwood Village Colorado 80111

POLICY PERIOD: FROM 12/27/2023 TO 12/27/2024 AT 12:01 AM STANDARD TIME AT YOUR MAILING ADDRESS SHOWN ABOVE.

CG 20 10	04 13	Additional-insured-owners-lessees-or-contractors-scheduled-person-or-organization
CG 20 11	04 13	Additional-insured-managers-or-lessors-of-premises
CG 21 04	11 85	Exclusion Prod/comp Ops Hazard
CG 21 07	05 14	Exclusion - Access Or Disclosure Of Confidential Or Personal Information And Data-related Liability - Limited Bodily Injury
CG 21 16	04 13	Exclusion Designated Professional Services
CG 21 47	12 07	Exclusion Employment-related Practices
CG 21 67	12 04	Exclusion Fungi Or Bacteria
CG 21 73	01 15	Exclusion Of Certified Acts Of Terrorism
CG 21 86	12 04	Exclusion Exterior Insulation Finishing Systems
CG 22 43	04 13	Exclusion - Engineers, Architects Or Surveyors Professional Liability
CG 24 04	05 09	Waiver Of Transfer Of Rights Of Recovery Against Others To Us - Blanket
CG 24 26	04 13	Amendment Of Insured Contract Definition
CG 32 34	01 05	California Changes
CP 00 10	10 19	Building And Personal Property Coverage Form
CP 00 30	10 12	Business Income Coverage Form (and Extra Expense)
CP 00 90	07 88	Commercial Property Conditions
CP 01 40	07 06	Exclusion Of Loss Due To Virus Or Bacteria
CP 02 99	06 07	Cancellation Changes
CP 04 49	12 19	California Changes - Replacement Cost
CP 10 30	09 17	Causes Of Loss - Special Form
CP 10 33	10 12	Theft Exclusion
CP 10 75	12 20	Cyber Incident Exclusion
IL 00 17	11 85	Common Policy Conditions
IL 00 21	09 08	Nuclear Energy Liability Exclusion
IL 01 02	05 05	California Changes - Actual Cash Value
IL 09 53	01 15	Exclusion Of Certified Acts Of Terrorism

ATTACHED TO AND FORMING A PART OF POLICY NUMBER	ENDORSEMENT EFFECTIVE DATE (12:01 AM STANDARD TIME)	NAMED INSURED	AGENT NO.
01-C-PK-P20094043-0	12/27/2023	Urban Futures Inc	0000002067

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERICAL GENERAL LIABILITY COVERAGE PART

With respect to this endorsement, **SECTION II—WHO IS AN INSURED** is amended to include as an additional insured any person or organization whom you are required to add as an additional insured on this policy under a written contract, written agreement or written permit which must be:

- a. Currently in effect or becoming effective during the term of the policy; and
- b. Executed prior to the “bodily injury,” “property damage,” or “personal and advertising injury.”

The insurance provided to these additional insureds is limited as follows:

1. That person or organization is an additional insured only with respect to liability for “bodily injury,” “property damage” or “personal and advertising injury” caused, in whole or in part, by:
 - a. Your acts or omissions; or
 - b. The acts or omissions of those acting on your behalf.

A person’s or organization’s status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

2. With respect to the insurance afforded to these additional insureds, the following exclusions are added to item 2. Exclusions of **SECTION I— COVERAGES**:

This insurance does not apply to “bodily injury,” “property damage” or “personal and advertising injury” occurring after:

- a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
 - b. That portion of “your work” out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.
3. The limits of insurance applicable to the additional insured are those specified in the written contract, written agreement or written permit or in the Declarations for this policy, whichever is less. These limits of insurance are inclusive of, and not in addition to, the Limits of Insurance shown in the Declarations for this policy.
 4. Coverage is not provided for “bodily injury,” “property damage,” or “personal and advertising injury” arising out of the sole negligence of the additional insured.
 5. The insurance provided to the additional insured does not apply to “bodily injury,” “property damage,” or “personal and advertising injury” arising out of an architect’s, engineer’s or surveyor’s rendering of or failure to render any professional services including:
 - a. The preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
 - b. Supervisory, inspection, architectural or engineering activities.

6. Any coverage provided hereunder will be excess over any other valid and collectible insurance available to the additional insured whether primary, excess, contingent or on any other basis unless a written contract specifically requires that this insurance be primary.

When this insurance is excess, we will have no duty under SECTION I—COVERAGES to defend the additional insured against any “suit” if any other insurer has a duty to defend the additional insured against that “suit.” If no other insurer defends, we will undertake to do so, but we will be entitled to the additional insured’s rights against all those other insurers.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

Includes some copyrighted material of Insurance Services Office, Inc., with its permission.

Michael Jeffre

02/07/2024

AUTHORIZED REPRESENTATIVE / DATE

POLICY NUMBER:01-C-PK-P20094043-0

COMMERCIAL GENERAL LIABILITY
CG 24 04 05 09

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Person Or Organization:

Any person or organization with whom the insured has agreed to waive rights of recovery, provided such agreement is made in writing and prior to the loss

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV - Conditions:**

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**PRIMARY AND NONCONTRIBUTORY -
OTHER INSURANCE CONDITION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

POLICY NUMBER: 605900024

COMMERCIAL AUTO
CA 20 48 02 99

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM
GARAGE COVERAGE FORM
MOTOR CARRIER COVERAGE FORM
TRUCKERS COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" under the Who Is An Insured Provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Endorsement Effective: 05/15/2024	Countersigned By: <i>Michael Jeffre</i> (Authorized Representative)
Named Insured: URBAN FUTURES, INC.	

SCHEDULE

Name of Person(s) or Organization(s): THE CITY OF PISMO BEACH ITS ELECTED AND APPOINTED OFFICIALS, OFFICERS, EMPLOYEES, AND AGENTS

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to the endorsement.)

Each person or organization shown in the Schedule is an "insured" for Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured Provision contained in **Section II** of the Coverage Form.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



E3153
1st Edition

CHANGES IN TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)

This endorsement modifies insurance provided under the following:

- BUSINESS AUTO COVERAGE FORM
- GARAGE COVERAGE FORM
- TRUCKERS COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Endorsement Effective: 05/15/2024	Countersigned By: <i>Michael Jeffre</i> (Authorized Representative)
Named Insured: URBAN FUTURES, INC.	

SCHEDULE

Name Of Person(s) Or Organization(s): THE CITY OF PISMO BEACH ITS ELECTED AND APPOINTED OFFICIALS, OFFICERS, EMPLOYEES, AND AGENTS
Additional Premium \$

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The Transfer Of Rights Of Recovery Against Others To Us Condition does not apply to the person(s) or organization(s) shown in the Schedule. We will retain the additional premium shown above, regardless of any early termination of this endorsement or the policy.

This endorsement is part of your policy. It supersedes and controls anything to the contrary. It is otherwise subject to all the terms of the policy.

Agenda Report



MEETING DATE: Tuesday, October 22, 2024

TO: City Council

FROM: PUBLIC WORKS & UTILITIES DIRECTOR LINDBERG
PRINCIPAL ENGINEER THERIOT

SUBJECT: ACCEPT \$1,129,518 GRANT FROM THE SCCRTC FOR THE
OHLONE PARKWAY STREET IMPROVEMENTS

RECOMMENDED ACTION:

Staff recommends that the City Council adopt a resolution accepting a \$1,129,518 grant from the Santa Cruz County Regional Transportation Commission for the Ohlone Parkway Street Improvement Project, appropriate such funds to the Special Grants Funds [0260], and authorize the City Manager to execute and negotiate all agreements and any necessary amendments.

BACKGROUND:

In October 2019, staff submitted the grant application to the Santa Cruz County Regional Transportation Commission in response to the Call for Submittals – 2019 STBG/RSTPX Grants. The grant application was for Road Maintenance at various locations.

At their June 2024 meeting, the Santa Cruz County Regional Transportation Commission amended the title and location of the project to Ohlone Parkway Street Improvements project.

DISCUSSION:

The Ohlone Parkway Street Improvements project included digging out where existing pavement was failing and applying a slurry seal to the roadway. The limits of the project were from West Beach Street to Main Street. This maintenance will extend the useful life of the pavement. In addition to the pavement maintenance, the entire roadway was restriped, a four-way stop was installed at Loma Vista Drive, and a flashing beacon was installed at Kingfisher Drive.

The Ohlone Parkway Improvements project is part of the City's ongoing pavement maintenance program. The construction was completed by Granite Rock at a final cost of \$1,451,350. The project was completed in August 2024.

STRATEGIC PLAN:

The project is consistent with the following Strategic Plan goal:

2-Infrastructure & Environment

5-Public Safety

FINANCIAL IMPACT:

The funds from this grant will go towards the construction of the Ohlone Parkway Street Improvement Project. Proceeds from the grant are to be appropriated to the Special Grants Fund [0260].

The remaining cost of the project was paid by funds from SB1 [0306], and Measure R [0201].

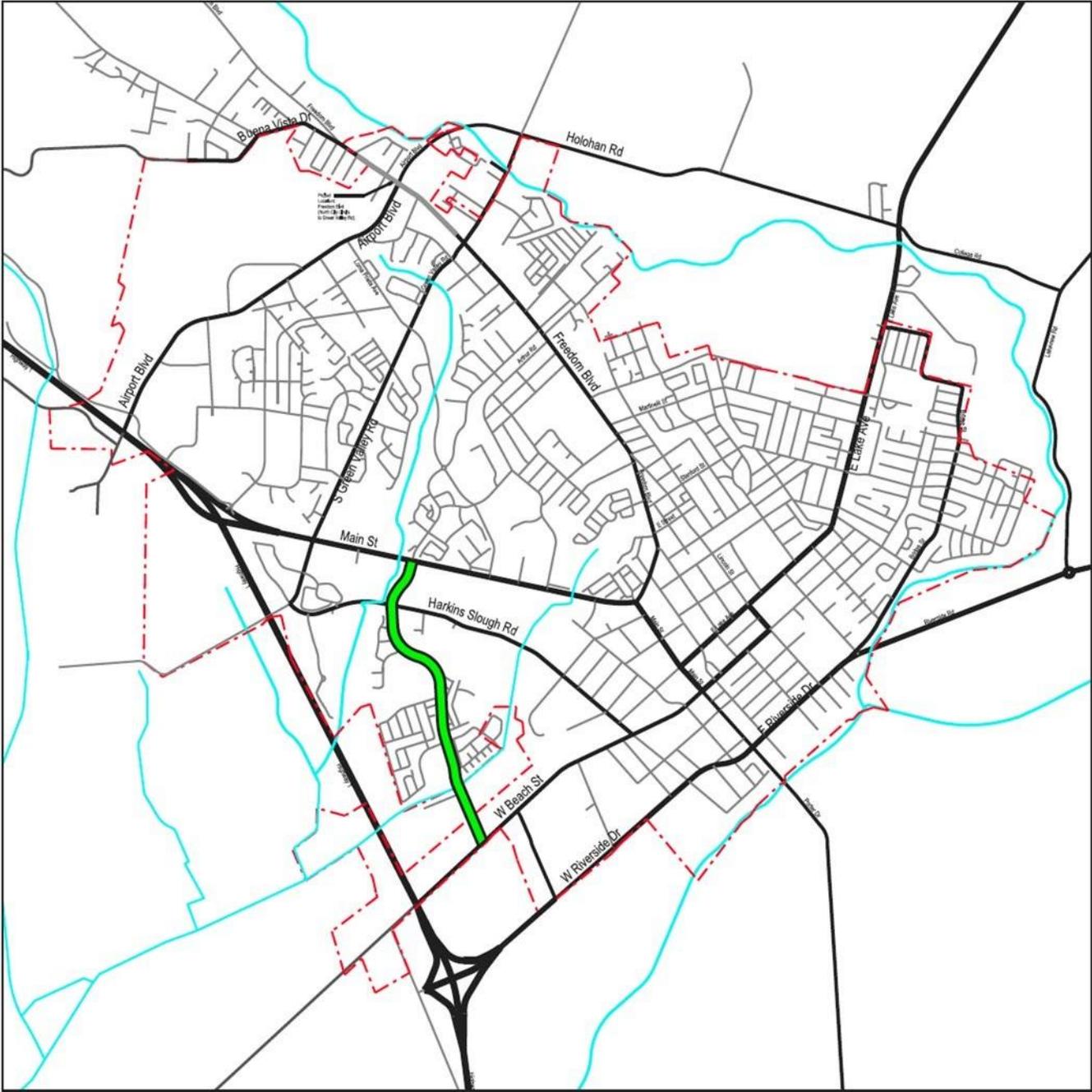
ALTERNATIVE ACTION:

Council may choose not to accept the award.

ATTACHMENTS AND/OR REFERENCES (If any):

1. Ohlone Parkway Street Improvements Map
2. SCCRTC Resolution 40-24

Ohlone Parkway Street Improvements
Main Street (SR 152) to W Beach Street
Project Map



RESOLUTION NO. 40-24

Adopted by the Santa Cruz County Regional Transportation Commission
on the date of June 6, 2024

on the motion of Commissioner **Rotkin**
duly seconded by Commissioner **S. Brown**

**A RESOLUTION AMENDING THE REGIONAL TRANSPORTATION
IMPROVEMENT PROGRAM FOR SANTA CRUZ COUNTY**

WHEREAS the Santa Cruz County Regional Transportation Commission (RTC) is responsible for programming and monitoring the use of various state and federal transportation funding sources in the *Regional Transportation Improvement Program*, consistent with the *Santa Cruz County Regional Transportation Plan (RTP)*, state law and guidelines; and in consultation and cooperation with local project sponsors, Caltrans District 5, and Commission's advisory committees; and,

WHEREAS the Commission adopts and periodically amends a budget and work program for each fiscal year to include certain funds programmed by the Commission; and,

WHEREAS project sponsors have requested scope, schedule, or other project information changes for several projects previously programmed to receive funds by the Commission.

THEREFORE, BE IT RESOLVED BY THE SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION:

- 1. The *Regional Transportation Improvement Program for Santa Cruz County* and the Regional Transportation Commission's Fiscal Year 2024-25 Budget and Work Program are hereby amended to update project information as summarized in Exhibit A.

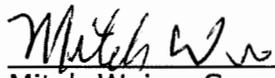
AYES: COMMISSIONERS **K. Brown, S. Brown, Johnson, Koenig, McPherson, Montesino, Pageler, Pedersen, Rotkin, and Commissioner Alternates Gittelsohn and Schiffrin**

NOES: COMMISSIONERS

ABSTAIN: COMMISSIONERS



Kristen Brown, Chair

ATTEST:


Mitch Weiss, Secretary

Exhibit A: RTIP Amendments
Distribution: RTC Programming, Fiscal, Project Sponsors

**Regional Transportation Improvement Program (RTIP)
Amendments to Previously Approved Projects
Proposed for the June 2024 RTC meeting**

Action	Project #	Project	Proposed Amendment
Modify scope	WAT 46	Watsonville Road Rehabilitation/ Reconstruction Ohlone Parkway Street Improvements	Amend to update title and location. Funds to be used on the Ohlone Parkway Street Improvements project from Main St (SR 152) to W Beach St. Shift Construction funds, including \$1,130,000 RSTPX to FY 2024-25 to reflect updated construction schedule.

Acronyms:

ROW: Right-of-way; CON: Construction; PA/ED (Env): Project Approval/Environmental Doc; PS&E: Plans, Specifications, and Engineering (design)
 RTIP: Regional Transportation Improvement Program (RTIP)
 STIP: State Transportation Improvement Program (STIP)
 STBG: Surface Transportation Block Grant Program (STBG)
 RSTP/X: Regional Surface Transportation Program/Exchange
 ATP: Active Transportation Program
 Projects #: CAP - Capitola; SC - City of Santa Cruz; SV - Scotts Valley; CO - County of Santa Cruz; TRL - Rail Trail; VAR - Various; WAT - Watsonville
 MBSST: Monterey Bay Sanctuary Scenic Trail Network
 CTC: California Transportation Commission (CTC)
 Elderly and Disabled Transportation Advisory Committee (E&D TAC)
 RTC: Regional Transportation Commission

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING \$1,129,518 IN GRANT FUNDS FROM THE SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION (SCCRTC) FOR THE OHLONE PARKWAY STREET IMPROVEMENTS; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL AGREEMENTS AND ANY AMENDMENTS NECESSARY; AND APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND [0206]

WHEREAS, in October 2019, staff submitted the grant application to the SCCRTC in response to the Call for Submittals – 2019 STBG/RSTPX Grants, for the Ohlone Parkway Street Improvements Project; and

WHEREAS, on June 6, 2024, the SCCRTC adopted Resolution No. 40-24, amending the title and location of the project to Ohlone Parkway Street Improvements project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. Adopting a Resolution accepting a Grant from the Santa Cruz County Regional Transportation Commission does not meet CEQA’s definition of a “project”, because the action does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

2. That the Council hereby accepts the grant funds from the Santa Cruz County Regional Transportation Commission, in the amount of \$1,129,518 for the Ohlone Parkway Street Improvements Project.

3. That the City Manager is hereby authorized and directed to negotiate and execute on behalf of the City of Watsonville, any agreements, and amendments thereto and any necessary documents.

4. That the \$1,129,518 in grant funds is hereby appropriated to the Special Grants Fund [0260].

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING AND DIRECTING THE CITY MANAGER ON BEHALF OF THE CITY OF WATSONVILLE TO SUBMIT AN APPLICATION FOR GRANT FUNDING OF \$500,000 THROUGH THE STATE OF CALIFORNIA CANNABIS EQUITY GRANT TO SUPPORT CANNABIS EQUITY BUSINESSES IN THE CITY OF WATSONVILLE, AND IF AWARDED, APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND, TO EXECUTE AND SUBMIT ALL DOCUMENTS INCLUDING, BUT NOT LIMITED TO APPLICATIONS, AGREEMENTS, AND PAYMENT REQUESTS, WHICH MAY BE NECESSARY

WHEREAS, the members of the California Legislature have recognized the need for cannabis equity grant funding; and

WHEREAS, funding has been provided to the Governor’s Office of Business and Economic Development to provide grant funds to local governments; and

WHEREAS, the City of Watsonville has adopted and operates a local equity program for commercial cannabis activity; and

WHEREAS, the City of Watsonville has determined that it will use grant funds from the Governor’s Office of Business and Economic Development to assist local equity applicants and licensees through its local equity program for commercial cannabis activity as described in its application for grant funds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. That the City Council hereby authorizes the City Manager to submit a \$500,000 grant application for a Cannabis Equity Grant through the Governor’s Office of Business and Economic Development.

2. That the City Manager of the City of Watsonville is hereby authorized to apply for and execute by electronic signature on behalf of the City of Watsonville the grant

agreement with the Governor's Office of Business and Economic Development, including any extensions or amendments thereof and any subsequent grant agreement with the Governor's Office of Business and Economic Development in relation thereto.

3. That the City Manager of the City of Watsonville is authorized and directed, if said grant is awarded, to appropriate \$500,000 to the Special Grants Fund [0260].

4. The Council acknowledges that any liability arising out of the performance of this grant agreement, including civil court actions for damages, shall be the responsibility of the grant recipient and the authorizing agency. The Governor's Office of Business and Economic Development and the State of California disclaim responsibility for any such liability.

RESOLUTION NO. _____ (CM)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE
APPOINTING MEMBER TO THE CITY OF WATSONVILLE PLANNING
COMMISSION**

[DISTRICT 4]

WHEREAS, Section 906 of the City Charter established a seven member Planning Commission with specific powers and duties; and

WHEREAS, Section 902 of the Charter of the City of Watsonville authorizes each member of the Council to appoint one member to each City board or commission subject to approval by resolution of the Council adopted by at least four (4) affirmative votes; and

WHEREAS, Martha Victoria Vega was appointed to the Planning Commission on January 17, 2023 via Resolution No. 17-23 (CM) to a four (4) year term but resigned on August 23, 2024, resulting in a vacancy; and

WHEREAS, such a vacancy was published on August 26, 2024, pursuant to California Government Code Section 54974 (a).

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:**

1. Adopting a Resolution appointing a member to the Planning Commission does not meet CEQA's definition of a "project," because the action does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

2. That Council Member Salcido hereby nominates Vanessa Meldahl for appointment to the Planning Commission (expires November 2026), representing District 4.

3. That the Council hereby approves such appointment.

4. That the City Clerk is hereby directed to transmit a copy of this resolution to the newly appointed members and to the Secretary of the Planning Commission.



APPLICATION FOR APPOINTMENT TO A CITY BOARD OR COMMISSION

You must be a registered voter in the City of Watsonville to qualify for an appointment.

INSTRUCTIONS:

If you are interested in serving on a City board or commission, complete the following application and return it to the City Clerk's Office, 275 Main Street, Suite 400, (Fourth Floor), Watsonville, CA 95076 or email to cityclerk@watsonville.gov.

Upon receipt, your application for appointment will be routed to the Council Members where a vacancy exists. If a Council Member is interested in nominating you for appointment, the City Clerk's Office or the Council Member will contact you.

Please specify below the commission or board to which you are seeking appointment and provide the requested information.

Thank you for your interest in City government.

COMMISSION OR BOARD

NAME

Vanessa Meldahl

ADDRESS

[REDACTED]

TELEPHONE

(HOME)

[REDACTED]

(WORK)

[REDACTED]

E-MAIL ADDRESS

[REDACTED]

LENGTH OF RESIDENCE IN AREA

5 years

PREVIOUS COMMISSION OR BOARD SERVED (PLEASE SPECIFY):

ADVISORY BOARD

TERM

Measure R

July 2023- Present

EDUCATION:

INSTITUTION	MAJOR	DEGREE	YEAR
Colorado State University -Global	Organizational Leadership	BS	present--07/2025

WORK/VOLUNTEER EXPERIENCE:

ORGANIZATION	ADDRESS	POSITION	YEAR
Hartnell College	411 Central Ave., Salins, CA 93901	Executive Assistant	5 years
CASA of Santa Cruz County	813 Freedom Blvd., Watsonville, CA 95076	Admin. Svcs. Mgr.	4.5 years
Salud Para La Gente	100 Pioneer St., Santa Cruz, CA 95062	Admin. Assist. II	5 Years.

STATEMENT OF QUALIFICATION:

Please attach a brief statement indicating why you are interested in serving on the advisory body in question.

ACKNOWLEDGEMENT:

I understand that this application is a public document and its contents will be disclosed upon request, and any misrepresentation or deliberate omission of a material fact in this application may be justification for refusal or termination of appointment.

The Political Reform Act of 1974 requires all government agencies to adopt a Conflict of Interest Code that designates the positions within an agency which make or participate in making governmental decisions and may foreseeably have a material effect on any financial interest. Members of City boards and commissions, by virtue of their positions, make or participate in making decisions which may affect their financial interests and who therefore must disclose these interests on the Fair Political Practices Commission Form 700 – Statement of Economic Interests of Designated Employees. The Form 700 is a public document and its contents will be disclosed upon request. This form is to be filed upon appointment and every year thereafter with the Office of the City Clerk on April 1.

CERTIFICATION:

I acknowledge I have read the above information and certify that the information provided by me is true and correct, and I authorize the verification of the information in the application in the event I am a finalist for the appointment.

Vanessa Meldahl

(Signature)

10/17/2024

(Date)

Agenda Report



MEETING DATE: Tuesday, October 22, 2024

TO: City Council

FROM: PARKS & COMMUNITY SERVICES DIRECTOR CALUBAQUIB
RECREATION SUPERVISOR MEROLLA
TEEN LIBRARIAN CARRILLO

SUBJECT: RESOLUTION APPOINTING DANIELA HERNANDEZ AS THE
YOUTH REPRESENTATIVE TO THE LIBRARY BOARD OF
TRUSTEES AND ISABELLA ALVARADO AS THE YOUTH
REPRESENTATIVE TO THE PARKS AND RECREATION
COMMISSION

RECOMMENDED ACTION:

Adopt a resolution appointing Daniela Hernandez as the Youth Representative to the Library Board of Trustees and Isabella Alvarado as the Youth Representative to the Parks and Recreation Commission.

BACKGROUND:

Since 2022, the City has appointed youth representative positions to the Parks & Recreation Commission and the Library Board of Trustees. These youth positions operate in an advisory capacity representing the perspectives, concerns, and needs of Watsonville Youth to the respective groups. Appointed representatives are active member of the Teen Action Council.

DISCUSSION:

Our Teen Action Council Members have completed a formal application including a required letter of recommendation, and interview process. In the orientation meeting, our Teen Action Council Members built their mission statement and delegated roles amongst the members. Staff recommends that the City Council appoint Daniela Hernandez as the Teen Action Council Library Board of Trustees Representative and Isabella Alvarado as the Teen Action Council Parks and Recreation Commission Representative.

The City of Watsonville Public Library and Parks and Community Services Department would like to welcome the following youth leaders to the Teen Action Council:

Izabella Brandon, Co-Chair
Sofia Ibarra Bucio, Co-Chair
Camila Rocha-Roque, Secretary
Alexandra Rojas, Treasurer

Anahi Cortez-Jacobo, Activities Chair
Christina Nolasco, Marketing Chair
Isabella Alvarado, Parks & Community Services Representative
Daniela Hernandez, Library Representative
Naomi “Nya” Brunelli, Community Development Representative
Joseph Magaña, Jovenes Sanos Ambassador

The Teen Action Council is poised to begin addressing issues facing local Watsonville youth around Justice, Equity, Diversity, Inclusion and substance use. The Teen Action Council is also working with our city’s Community Development Department in leading youth-led roundtable discussions to be adopted into the 2050 General Plan. These roundtable discussions will empower not only the Teen Action Council Members to gain knowledge and insight into how city planning works, but also feel empowered to use their voice to advocate for their community.

STRATEGIC PLAN:

This program continues to support the Strategic Plan goal of 06 - Community Engagement and Well-Being by leveraging resources and strengthening community partnerships through youth programs that build developmental assets and improve the quality of life. Through free youth programming youth are provided with safe places to be out of school, positive role models, and violence and gang prevention.

FINANCIAL IMPACT:

None.

ALTERNATIVE ACTION:

The Council could elect to:

- Not appoint the named individuals as Youth Representatives to the Commissions, or
- Appoint other individuals as Youth Representatives to the Commissions

ATTACHMENTS AND/OR REFERENCES (If any):

None.

RESOLUTION NO. _____(CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING DANIELA HERNANDEZ AS THE YOUTH REPRESENTATIVE TO THE LIBRARY BOARD OF TRUSTEES AND ISABELLA ALVARADO AS THE YOUTH REPRESENTATIVE TO THE PARKS AND RECREATION COMMISSION

WHEREAS, Section 906 of the Charter of the City of Watsonville established a seven-member Library Board of Trustees and Parks and Recreation Commission with specific powers and duties; and

WHEREAS, the City of Watsonville desires to appoint Youth Representatives to the Library Board of Trustees and Parks and Recreation Commission to represent the perspectives, concerns and needs of Watsonville Youth to the respective Commissions; and

WHEREAS, these youth representatives will serve in an advisory and non-voting capacity.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. Adopting a Resolution appointing youth representatives to City Commissions does not meet CEQA's definition of a "project," because the action does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

2. That the Teen Action Council hereby nominates Daniela Hernandez for appointment as the Youth Representative to the Library Board of Trustees (term expires October 31, 2025, or when a new appointment is made).

3. That the Teen Action Council hereby nominates Isabella Alvarado for appointment as the Youth Representative to the Parks and Recreation Commission (term expires October 31, 2025, or when a new appointment is made).

4. That the Council hereby approves such appointments.

5. That the City Clerk is hereby directed to transmit a copy of this resolution to the newly appointed Representatives and to the Secretaries of the Library Board of Trustees and Parks and Recreation Commission.

CIVIC CENTER WATSONVILLE LIBRARY ROOFTOP ADDITION



AGENDA

- Introduction
- Plan Rendering
- Renderings
- Green Design
- 65% Documents
- Project Schedule
- Project Cost Estimate

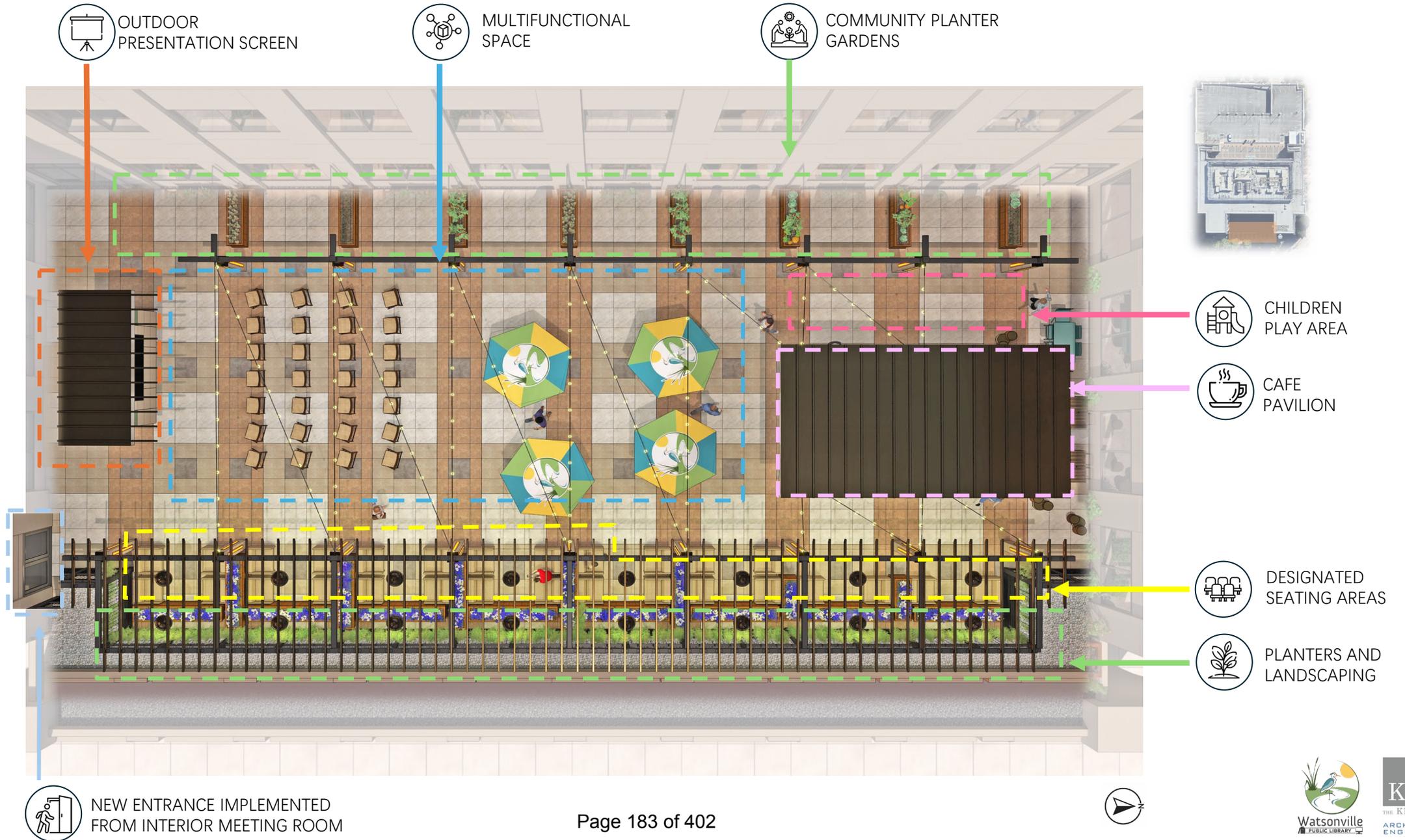


INTRODUCTION

OUR SITE IS HERE



PLAN RENDERING





**COMMERCIAL
GRADE STRING
LIGHTS** BRIGHTEN
THE SPACE DURING
EVENING HOURS



CAFE PAVILION:
BEVERAGE AND
LIGHT PREP SPACE
FOR EVENTS



**COMMUNITY
PLANTER
GARDENS:** PROVIDE
OPPORTUNITY FOR
COMMUNITY
INVOLVEMENT AND
PLANTINGS



LOW HANGING PENDANT LIGHTS
FOR AMBIENCE
DURING EVENING
HOURS



LED LIGHTING
INCORPORATES
FULL COLOR
SPECTRUM
OPTIONS



PANELS
FOLLOWING THE
COLOR SCHEME OF
THE LIBRARY



PLANTINGS
FACING MAIN ST.



DESIGNATED SEATING AREAS



NEW ENTRANCE IMPLEMENTED:
ALLOWS DIRECT ACCESS FOR STAFF FROM MEETING ROOM



OUTDOOR SCREEN
MAY BE UTILIZED FOR PRESENTATIONS, COMMUNITY MOVIE EVENTS, FITNESS CLASSES AND MORE



CAFE PAVILION:
PROVIDES OPERABLE OPENINGS FOR PATRON ACCESS ON BOTH LIBRARY AND STREET FACING SIDES



Green+Purple+White



Botanical Name: Dichelostemma spp.
 Common Name: blue dicks
 Bloom Time: Jan to Sep
 Color: pink, red, white, or purplish blue
 Water Usage: Very Low
 Height: 12-16 inches tall

Botanical Name: Scilla peruviana (Scilla hughii)
 Common Name: giant scilla
 Bloom Time: Apr to Jul
 Water Usage: Very Low
 Height: less than 1 foot tall

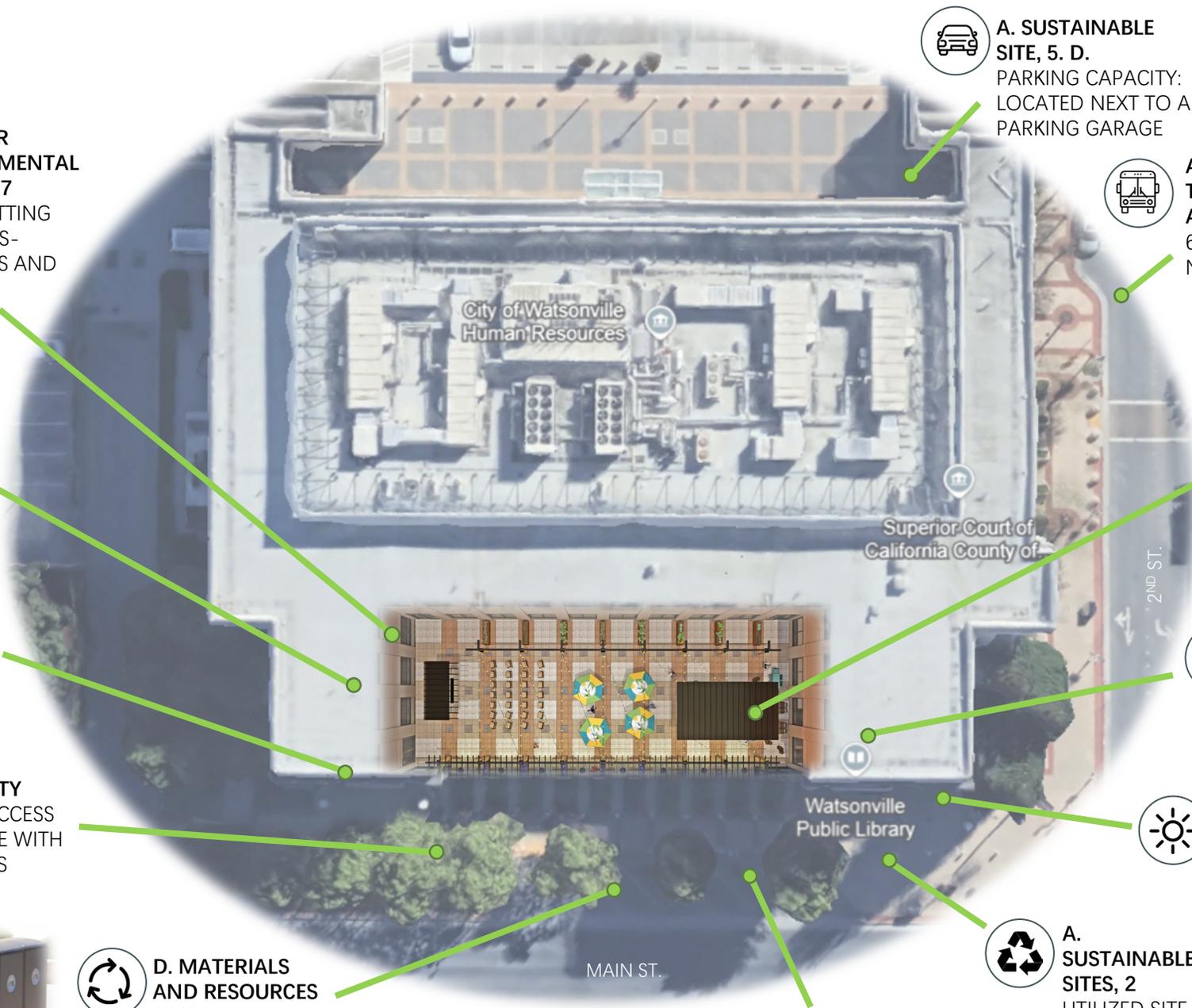
Botanical Name: Achillea ageratifolia
 Common Name: Greek yarrow
 Bloom Time: Apr to Jul
 Water Usage: Low
 Height: 4-8 inches tall



PLANTINGS FACING MAIN ST. COLOR SCHEME SELECTION



MULTIFUNCTIONAL SPACE MAY BE UTILIZED AS A MULTI-PURPOSE PRESENTATION AND EVENT SPACE



E. INDOOR ENVIRONMENTAL QUALITY, 7
LOW-EMITTING MATERIALS-ADHESIVES AND SEALANTS

E. INDOOR ENVIRONMENTAL QUALITY, 8
LOW-EMITTING MATERIALS-PAINTS

B. WATER EFFICIENCY, 1. A.
USE HIGH EFFICIENCY DRIP IRRIGATION SYSTEMS

ACCESSIBILITY
GREATER ACCESS FOR PEOPLE WITH DISABILITIES

D. MATERIALS AND RESOURCES
STORAGE & COLLECTION OF RECYCLABLES

A. SUSTAINABLE SITES, 5. A.
ASSURES CYCLIST THAT THEIR BIKE IS SECURELY PARKED

A. SUSTAINABLE SITES, 2
UTILIZED SITE OF EXISTING URBAN LIBRARY

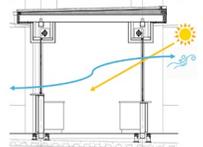
E. INDOOR ENVIRONMENTAL QUALITY, 16
DAYLIGHT & VIEWS- DAYLIGHT 75% , 90%

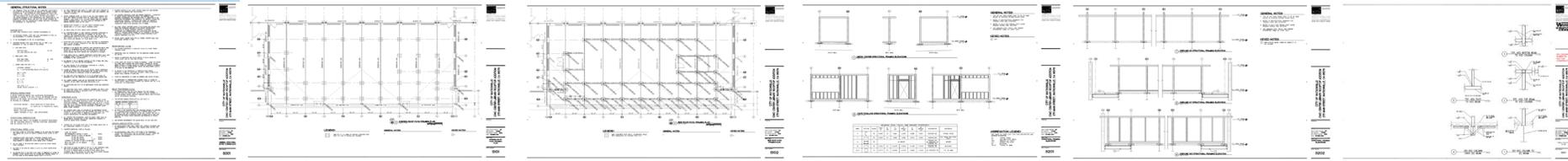
D. MATERIALS AND RESOURCES, 2.-4. A.
AT LEAST 75% OF EXISTING BUILDING STRUCTURE AND SHELL IS MAINTAINED

E. INDOOR ENVIRONMENTAL QUALITY, 4
CAFE PAVILION IS NATURALLY VENTILATED WITH OPENINGS ON WEST AND EAST SIDE.

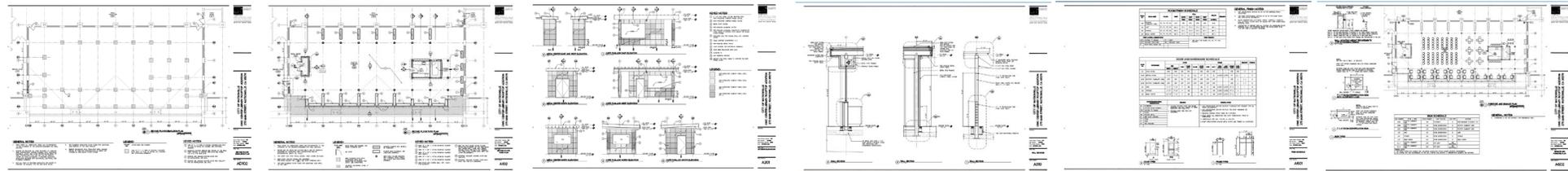
A. PUBLIC TRANSPORTATION ACCESS, 5. A.
6 MIN WALK FROM NEAREST BUS STATION

A. SUSTAINABLE SITE, 5. D.
PARKING CAPACITY: LOCATED NEXT TO A PARKING GARAGE

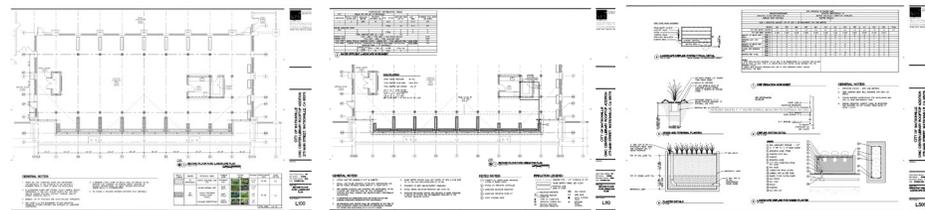




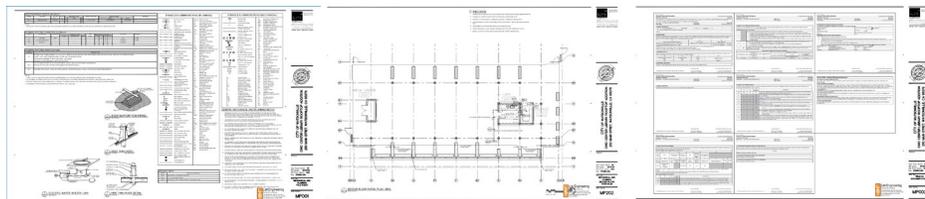
STRUCTURAL: STRUCTURAL GENERAL NOTES, FRAMING PLANS, FRAMING ELEVATIONS, STRUCTURAL DETAILS



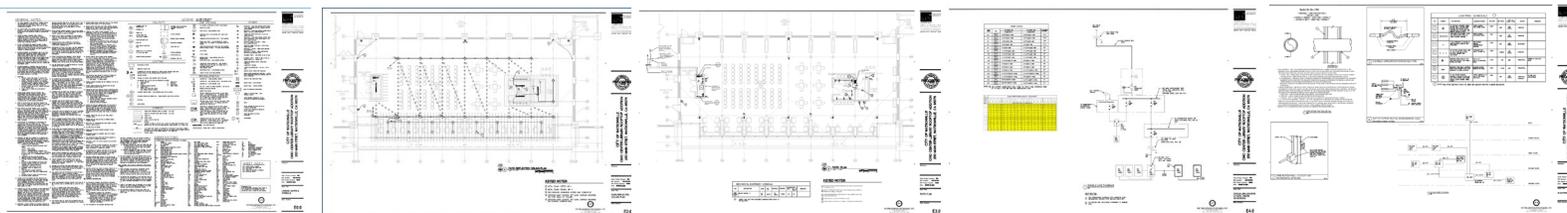
ARCHITECTURAL: DEMOLITION PLAN, FLOOR PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES, ETC.



LANDSCAPE: LANDSCAPE PLAN, IRRIGATION PLAN, IRRIGATION TABLE & LANDSCAPE DETAILS

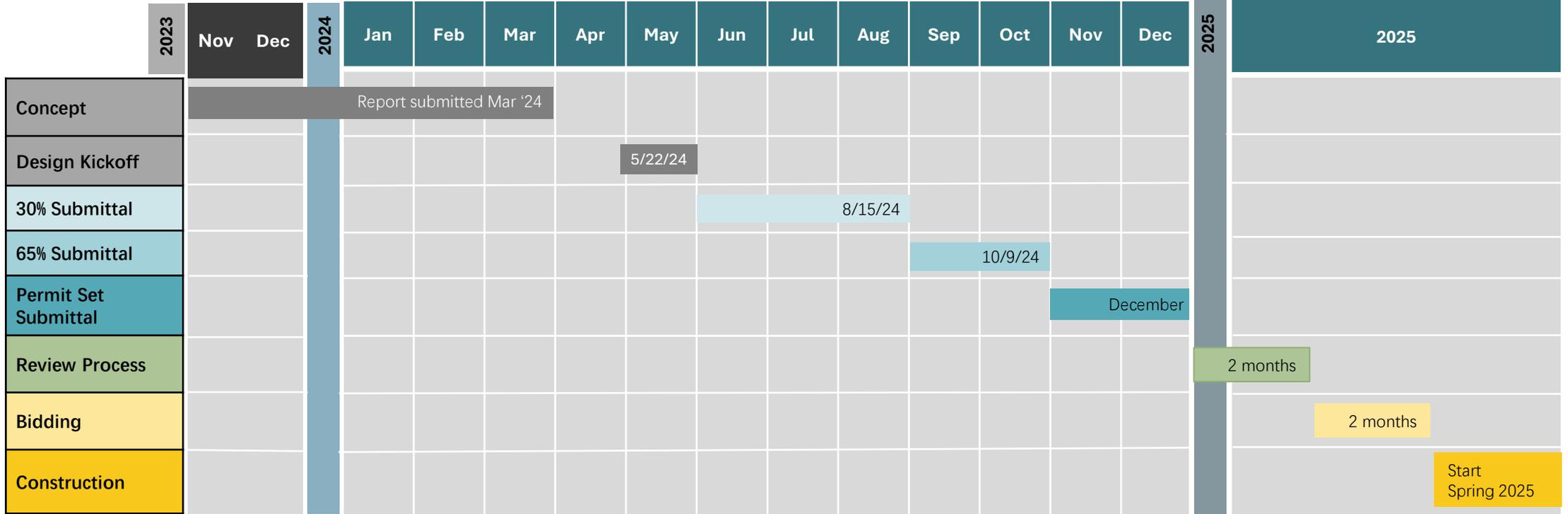


MECHANICAL AND PLUMBING: TITLE SHEET, TITLE-24 DOCUMENTATION, MECHANICAL & PLUMBING FLOOR PATIO PLAN



ELECTRICAL: LEGEND, NOTES, & SYMBOLS, PATIO REFLECTED CEILING PLAN, PATIO LIGHTING FIXTURE LAYOUT & SCHEDULES, ELECTRICAL DETAILS

PROJECT SCHEDULE



COST ESTIMATE SUMMARY	
Super Structure, Exterior Enclosure, and Finishes	\$1,278,168
Data, Electrical, Plumbing and Security Camera Systems	\$456,310
Furniture Allowance	\$182,050
General Conditions, Design Contingency and Contractor Profit	\$632,454
TOTAL:	\$2,548,982

Agenda Report



MEETING DATE: Tuesday, October 22, 2024

TO: City Council

FROM: COMMUNITY DEVELOPMENT DIRECTOR MERRIAM
ASSOCIATE PLANNER CARMONA

SUBJECT: PUBLIC HEARING TO CONSIDER TEXT AMENDMENTS TO
WATSONVILLE MUNICIPAL CODE CHAPTER 5-49 (CANNABIS
EQUITY PROGRAM) AND CHAPTER 14-53 (CANNABIS
FACILITIES)

RECOMMENDED ACTION:

Introduce by title only, waiving full reading of the text, an ordinance to amend certain sections of Chapters 5-49 (Cannabis Equity Program) and 14-53 (Cannabis Facilities) of the Watsonville Municipal Code regarding the Cannabis Equity Ordinance Program.

CEQA REVIEW: an Ordinance amending Chapters 5-49 (Cannabis Equity Program) and 14-53 (Cannabis Facilities) of the Watsonville Municipal Code regarding cannabis facilities is not subject to review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et. seq.), including without limitation, Public Resources Code section 21065 and California Code of Regulations 15378(a), as it is not a “project” that may cause a direct, or reasonably foreseeable indirect, physical change in the environment. In addition, if adoption of the Ordinance amendments were considered to be a “project”, it would be exempt under the “common sense” exception (14 Cal. Code Regs. § 15061(b)(3)), because it can be seen with certainty that there is no possibility that this action may have a significant effect on the environment. The Ordinance amendments do not propose or permit any new development, nor does they increase (or change in any way) the land use, density, or development regulations applicable to any property.

BACKGROUND:

On November 9, 2016, California voters passed Proposition 64 (The Adult Use of Marijuana Act), which legalized cannabis in California. The deadline to pass permanent state regulations governing the cultivation, manufacture, distribution, testing and sales of cannabis was January 1, 2018.

On December 13, 2016, the City Council adopted Ordinance 1345-16, adding a new Chapter 52 (Cultivation, Processing, Manufacture, Distribution, Testing and Sale of Nonmedical Cannabis) of Title 14 (Zoning) of the Watsonville Municipal Code. The purpose of the

ordinance was to make clear to prospective businesses that commercial recreational cannabis activities are not allowed in the City.

On April 25, 2017, the City Council adopted Ordinance 1352-17, adding a new Chapter 14-53 to the Watsonville Municipal Code. The purpose of this ordinance was to provide regulations for both medical cannabis cultivation and manufacturing within the City. Recreational or “adult-use” cannabis continued to be prohibited in the City.

In June 2017, the California State Bureau of Cannabis Control adopted emergency regulations to clarify and make specific licensing and enforcement criteria for commercial cannabis businesses under the Medicinal and Adult-Use Regulation and Safety Act (MAUCRSA or the Act).

On January 1, 2018, the state Medicinal and Adult-Use Cannabis Regulation and Safety Act became effective. These permanent regulations rescinded the emergency regulations adopted in 2017.

On January 16, 2018, the City Council adopted Ordinance 1362-18 which allowed for the cultivation and manufacture of cannabis for the adult-use market, and rescinded Ordinance 1361-18 which prohibited recreational cannabis in the City. These two modifications became effective on March 15, 2018.

On March 13, 2018, the City Council adopted Ordinance 1364-18 which allowed for existing cultivation and manufacturing facilities to distribute cannabis for the adult-use market. This amendment became effective April 26, 2018.

On March 26, 2019, the City Council adopted Urgency Ordinance 1381-19 creating a Cannabis Equity Program in the City of Watsonville to provide opportunities for those who have been negatively impacted by the War on Drugs to enter into the legal cannabis marketplace.

On June 9, 2020, the City Council adopted Ordinance 1404-20 and 1405-20 which amended the Cannabis Ordinance Chapter 14-53 and District Regulations Chapter 14-16 of the WMC. The amendments to the WMC provided the following changes:

- Increased the cannabis cultivation canopy from 5,000 SF to 22,000 SF.
- Allowed cannabis cultivation to be established on more than one parcel for one permit.
- Increased manufacturing permits from 9 to 15.
- Created two standalone distribution permits.
- Allow processing and nursery permits under the cultivation permit.
- Allowed existing manufacturing and cultivation permit to apply for a delivery permit.
- Established three new cannabis retail permits within the Industrial (IG), Industrial Park (IP), and Visitor Commercial (CV) Zoning Districts.
- Created a 600 FT separation buffer from the following sensitive uses: schools (K-12), Parks, Residential zones, Legal residential uses, faith-based facilities, licensed day cares, preschools, and libraries.

- Required background checks for owners and managers only.

On November 15, 2022, the City Council adopted Ordinance 1448-22 which amended Chapter 5-49 (Cannabis Equity Program) to align with the recommendations outlined in the Cannabis Equity Assessment prepared by the California Center for Rural Policy at Cal Poly Humboldt, which allowed the City to apply for state cannabis equity grant funding.

On June 11, 2024, the City adopted Ordinances 1464-24 and 1465-24 which amended Chapter 14-16 (District Regulations) and 14-49 (Cannabis Facilities) respectively, to provide more visibility, location options, and streamlined permitting for cannabis businesses in the City.

In November 2016, California voters adopted Proposition 64, the Control, Regulate, and Tax Adult Use of Marijuana Act (AUMA). AUMA called for regulating cannabis in a way that “reduces barriers to entry into the legal, regulated market.” One way to address the impacts that the War on Drugs had on certain populations was the creation of a Cannabis Equity Grant program, which is administered by the Governor’s Office of Business and Economic Development (GO-Biz).

While the City of Watsonville adopted a Cannabis Equity Ordinance in 2019, the City did not undertake a Cannabis Equity Assessment until 2022. After completion of the Equity Assessment and modifications to the Cannabis Equity Ordinance in 2022, the City became eligible to apply for grant funding through the state Cannabis Equity Grant program.

In the 2022-2023 year, the City received a \$767,436 grant to support those businesses who were designated eligible to participate in the City’s Cannabis Equity program. A total of \$690,699 in grant funding was issued to local cannabis businesses to support their development and ongoing operations.

The Cannabis Equity Grant program was modified in 2023 as more cities in the state developed their own cannabis equity programs and the grant became much more competitive. Although the City had just undergone an equity assessment the year before, the state found two deficiencies in the City’s program:

1. Subsection (b)(3) of WMC Chapter 5-49.04 (Eligibility Criteria) was found to be in violation of the Equal Protection Clauses of the U.S. and California Constitutions, Article 1, Section 31 of the California Constitution (Prop) 209) regarding gender, in that it allowed businesses that are at least 50% women-owned to be eligible for participation in the Equity Grant program.
2. In general, GO-Biz found that the limitation of 1 Cannabis Equity Permit set aside for each business category was in conflict with the goals of the program.

DISCUSSION:

Staff has drafted modifications to both Title 5-49 (Cannabis Equity Program) and Title 14-53 (Cannabis Facilities) to remove the eligibility criteria for women-owned businesses and to

remove the set-aside permits for cannabis equity businesses in Title 14-53.106(c) and 14-53.107, based on feedback from the state.

Definitions in Title 5-49 were also modified to follow the correct terminology used in Title 14-53. For example, Title 5-49 refers to approvals by the City as licenses or licensees, however the correct term is permit or permittee.

Sections 14-53.106 and 107 have been amended to align with the equity programs in cities such as San Jose and Sacramento, who have equity programs that have been competitive for state cannabis equity grant funding. Their programs do not differentiate application processes for equity and non-equity permittees, nor do they limit the number of permits set aside for equity businesses. They do provide funding and technical assistance as needed to their eligible equity businesses. To review their regulations, please click on the links below:

City of Sacramento:

CORE Program

[Cannabis Opportunity Reinvestment and Equity Program](#)

City of San Jose:

[Cannabis Equity Assistance Program](#)

[Cannabis Equity Program](#)

Planning Commission Meeting

Staff presented the proposed changes to the Planning Commission for consideration on October 1, 2024. The Planning Commission voted 4-0 to recommend that the Council adopt amendments to the Cannabis Equity Ordinance Program.

STRATEGIC PLAN:

The proposed amendments to Chapter 5-49 (Cannabis Equity Program) and 14-53 (Cannabis Facilities) will allow the city to competitively apply for state cannabis equity grant funding. The amendments are consistent with and support Priority #1 of the 2023-2025 Strategic Plan (Economic Development).

FINANCIAL IMPACT:

It is likely that the amendments to the Cannabis Equity Program will provide increased tax revenue through the cultivation, manufacturing, and retail sales tax of cannabis equity businesses.

ALTERNATIVE ACTION:

The Council could choose not to adopt the proposed ordinance or could suggest additional revisions, however delaying these amendments would prevent the City from submitting a competitive cannabis equity grant application to the state, which is due in November, 2024.

ATTACHMENTS:

1. Planning Commission Cannabis Equity Ordinance Staff Report – October 1, 2024
2. Planning Commission Cannabis Equity Resolution – October 1, 2024

Agenda Report



MEETING DATE: Tuesday, October 1, 2024

TO: Planning Commission

FROM: COMMUNITY DEVELOPMENT DIRECTOR MERRIAM
IVAN CARMONA, ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF A RESOLUTION RECOMMENDING THE
CITY COUNCIL ADOPT AMENDMENTS TO WATSONVILLE
MUNICIPAL CODE CHAPTER 5-49 (CANNABIS EQUITY
PROGRAM) AND CHAPTER 14-53 (CANNABIS FACILITIES)

RECOMMENDED ACTION:

Staff recommends that the Planning Commission adopt a Resolution recommending the City Council amend Chapters 5-49 (Cannabis Equity Program) and 14-53 (Cannabis Facilities) of the Watsonville Municipal Code regarding cannabis facilities and finding the amendments exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15378(a) or 15061(b)(3).

CEQA REVIEW: Adoption of a Resolution recommending that the City Council amend Chapters 5-49 (Cannabis Equity Program) and 14-53 (Cannabis Facilities) of the Watsonville Municipal Code regarding cannabis facilities is not subject to review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et. seq.), including without limitation, Public Resources Code section 21065 and California Code of Regulations 15378(a), as this is not a “project” that may cause a direct, or reasonably foreseeable indirect, physical change in the environment. In addition, if adoption of the Resolution were considered to be a “project”, it would be exempt under the “common sense” exception (14 Cal. Code Regs. § 15061(b)(3)), because it can be seen with certainty that there is no possibility that this action may have a significant effect on the environment. The Resolution does not propose or permit any new development, nor does it increase (or change in any way) the land use, density, or development regulations applicable to any property.

BACKGROUND:

On November 9, 2016, California voters passed Proposition 64 (The Adult Use of Marijuana Act), which legalized cannabis in California. The deadline to pass permanent state regulations governing the cultivation, manufacture, distribution, testing and sales of cannabis was January 1, 2018.

On December 13, 2016, the City Council adopted Ordinance 1345-16, adding a new Chapter 52 (Cultivation, Processing, Manufacture, Distribution, Testing and Sale of Nonmedical Cannabis) of Title 14 (Zoning) of the Watsonville Municipal Code. The purpose of the ordinance was to make clear to prospective businesses that commercial recreational cannabis activities are not allowed in the City.

On April 25, 2017, the City Council adopted Ordinance 1352-17, adding a new Chapter 14-53 to the Watsonville Municipal Code. The purpose of this ordinance was to provide regulations for both medical cannabis cultivation and manufacturing within the City. Recreational or “adult-use” cannabis continued to be prohibited in the City.

In June 2017, the California State Bureau of Cannabis Control adopted emergency regulations to clarify and make specific licensing and enforcement criteria for commercial cannabis businesses under the Medicinal and Adult-Use Regulation and Safety Act (MAUCRSA or the Act).

On January 1, 2018, the state Medicinal and Adult-Use Cannabis Regulation and Safety Act became effective. These permanent regulations rescinded the emergency regulations adopted in 2017.

On January 16, 2018, the City Council adopted Ordinance 1362-18 which allowed for the cultivation and manufacture of cannabis for the adult-use market, and rescinded Ordinance 1361-18 which prohibited recreational cannabis in the City. These two modifications became effective on March 15, 2018.

On March 13, 2018, the City Council adopted Ordinance 1364-18 which allowed for existing cultivation and manufacturing facilities to distribute cannabis for the adult-use market. This amendment became effective April 26, 2018.

On March 26, 2019, the City Council adopted Urgency Ordinance 1381-19 creating a Cannabis Equity Program in the City of Watsonville to provide opportunities for those who have been negatively impacted by the War on Drugs to enter into the legal cannabis marketplace.

On June 9, 2020, the City Council adopted Ordinance 1404-20 and 1405-20 which amended the Cannabis Ordinance Chapter 14-53 and District Regulations Chapter 14-16 of the WMC. The amendments to the WMC provided the following changes:

- Increased the cannabis cultivation canopy from 5,000 SF to 22,000 SF.
- Allowed cannabis cultivation to be established on more than one parcel for one permit.
- Increased manufacturing permits from 9 to 15.
- Created two standalone distribution permits.
- Allow processing and nursery permits under the cultivation permit.
- Allowed existing manufacturing and cultivation permit to apply for a delivery permit.
- Established three new cannabis retail permits within the Industrial (IG), Industrial Park (IP), and Visitor Commercial (CV) Zoning Districts.

- Created a 600 FT separation buffer from the following sensitive uses: schools (K-12), Parks, Residential zones, Legal residential uses, faith-based facilities, licensed day cares, preschools, and libraries.
- Required background checks for owners and managers only.

On November 15, 2022, the City Council adopted Ordinance 1448-22 which amended Chapter 5-49 (Cannabis Equity Program) to align with the recommendations outlined in the Cannabis Equity Assessment prepared by the California Center for Rural Policy at Cal Poly Humboldt, which allowed the City to apply for state cannabis equity grant funding.

On June 11, 2024, the City adopted Ordinances 1464-24 and 1465-24 which amended Chapter 14-16 (District Regulations) and 14-49 (Cannabis Facilities) respectively, to provide more visibility, location options, and streamlined permitting for cannabis businesses in the City.

In November 2016, California voters adopted Proposition 64, the Control, Regulate, and Tax Adult Use of Marijuana Act (AUMA). AUMA called for regulating cannabis in a way that “reduces barriers to entry into the legal, regulated market.” One way to address the impacts that the War on Drugs had on certain populations was the creation of a Cannabis Equity Grant program, which is administered by the Governor’s Office of Business and Economic Development (GO-Biz).

While the City of Watsonville adopted a Cannabis Equity Ordinance in 2019, the City did not undertake a Cannabis Equity Assessment until 2022. After completion of the Equity Assessment and modifications to the Cannabis Equity Ordinance in 2022, the City became eligible to apply for grant funding through the state Cannabis Equity Grant program.

In the 2022-2023 year, the City received a \$767,436 to support those businesses who were designated eligible to participate in the City’s Cannabis Equity program. A total of \$690,699 in grant funding was issued to local cannabis businesses to support their development and ongoing operations.

The Cannabis Equity Grant program was modified in 2023 as more cities in the state developed their own cannabis equity programs and the grant became much more competitive. Although the City had just undergone an equity assessment the year before, the state found two deficiencies in the City’s program:

1. Subsection (b)(3) of WMC Chapter 5-49.04 (Eligibility Criteria) was found to be in violation of the Equal Protection Clauses of the U.S. and California Constitutions, Article 1, Section 31 of the California Constitution (Prop) 209) regarding gender, in that it gave credence to those businesses that are at least 50% woman owned.
2. In general, GO-Biz found that the limitation of 1 Cannabis Equity Permit set aside for each business category was in conflict with the goals of the program.

DISCUSSION:

Staff has drafted modifications to both Title 5-49 (Cannabis Equity Program) and Title 14-53 (Cannabis Facilities) to remove the eligibility criteria for women-owned businesses and to remove the set-aside permits for cannabis equity businesses in Title 14-53.106(c) and 14-53.107.

Definitions in Title 5-49 were also modified to follow the correct terminology used in Title 14-53. For example, Title 5-49 refers to approvals by the City as licenses or licensees, however the correct term is permit or permittee.

Sections 14-53.106 and 107 have been amended to align with the equity programs in cities such as San Jose and Sacramento, who have equity programs that enjoy state equity funding each year. Their programs do not differentiate application processes for equity and non-equity permittees, nor do they limit the number of permits set aside for equity businesses. They do provide funding and technical assistance as needed to their eligible equity businesses. To review their regulations, please click on the links below:

City of Sacramento:

[CORE Program](#)

[Cannabis Opportunity Reinvestment and Equity Program](#)

City of San Jose:

[Cannabis Equity Assistance Program](#)

[Cannabis Equity Program](#)

The proposed modifications to the City's ordinances can be found as Exhibits "A" and "B" to the Resolution.

CONCLUSION:

In order to be eligible for state Cannabis Equity Funding for the 2024-2025 year, the proposed amendments must be made to the Cannabis Ordinance and Cannabis Equity Ordinance by the end of 2024. If these amendments are codified, the City can expect to receive up to \$500,000 in grant funding to support our local cannabis equity businesses in 2025.

ATTACHMENTS:

None

RESOLUTION NO. _____ - 24 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AMENDMENTS TO CHAPTERS 5-49 (CANNABIS EQUITY PROGRAM) AND 14-53 (CANNABIS FACILITIES) OF THE WATSONVILLE MUNICIPAL CODE AND FINDING THE AMENDMENTS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES 15378(A) OR 15061(B)(3)

WHEREAS, on November 9, 2016, California voters passed Proposition 64 (The Adult Use of Marijuana Act), which legalized cannabis in California. The deadline to pass permanent state regulations governing the cultivation, manufacture, distribution, testing and sales of cannabis was January 1, 2018; and

WHEREAS, on December 13, 2016, the City Council adopted Ordinance 1345-16, adding a new Chapter 52 (Cultivation, Processing, Manufacture, Distribution, Testing and Sale of Nonmedical Cannabis) of Title 14 (Zoning) of the Watsonville Municipal Code. The purpose of the ordinance was to make clear to prospective businesses that commercial recreational cannabis activities are not allowed in the City; and

WHEREAS, on April 25, 2017, the City Council adopted Ordinance 1352-17, adding a new Chapter 14-53 to the Watsonville Municipal Code. The purpose of this ordinance was to provide regulations for both medical cannabis cultivation and manufacturing within the City. Recreational or “adult-use” cannabis continued to be prohibited in the City; and

WHEREAS, on December 7, 2017, the California State Bureau of Cannabis Control adopted emergency regulations to clarify and make specific licensing and enforcement criteria for commercial cannabis businesses under the Medicinal and Adult-Use Regulation and Safety Act (MAUCRSA or the Act); and

WHEREAS, on January 1, 2018, the state Medicinal and Adult-Use Cannabis Regulation and Safety Act became effective. These permanent regulations rescinded the emergency regulations adopted in 2017; and

WHEREAS, on January 16, 2018, the City Council adopted Ordinance 1362-18 which allowed for the cultivation and manufacture of cannabis for the adult-use market, and rescinded Ordinance 1361-18 which prohibited recreational cannabis in the City. These two modifications became effective on March 15, 2018; and

WHEREAS, on March 13, 2018, the City Council adopted Ordinance 1364-18 which allowed for existing cultivation and manufacturing facilities to distribute cannabis for the adult-use market. This amendment became effective April 26, 2018; and

WHEREAS, On March 26, 2019, the City Council adopted Urgency Ordinance 1381-19 creating a Cannabis Equity Program in the City of Watsonville to provide opportunities for those who have been negatively impacted by the War on Drugs to enter into the legal cannabis marketplace; and

WHEREAS, on June 9, 2020, the City Council adopted Ordinance No. 1404-20 (CM) adding a new Chapter 14-53 (Cannabis Facilities) and Ordinance No. 1405-20 (CM) which amended certain sections of Chapter 14-16 (District Regulations) of the WMC for the regulation of Cannabis businesses located within the City; and

WHEREAS, On November 15, 2022, the City Council adopted Ordinance 1448-22 which amended Chapter 5-49 (Cannabis Equity Program) to align with the recommendations outlined in the Cannabis Equity Assessment prepared by the California Center for Rural Policy at Cal Poly Humboldt, which allowed the City to apply for state cannabis equity grant funding; and

WHEREAS, On June 11, 2024, the City adopted Ordinances 1464-24 and 1465-24 which amended Chapter 14-16 (District Regulations) and 14-49 (Cannabis Facilities)

respectively, to provide more visibility, location options, and streamlined permitting for cannabis businesses in the City; and

WHEREAS, the City of Watsonville adopted a Cannabis Equity Ordinance in 2019 but did not undertake a Cannabis Equity Assessment until 2022. After completion of the Equity Assessment and modifications to the Cannabis Equity Ordinance in 2022, the City became eligible to apply for grant funding through the state Cannabis Equity Grant program; and

WHEREAS, in the 2022-2023 year, the City received a \$767,436 to support those businesses who were designated eligible to participate in the City's Cannabis Equity program. A total of \$690,699 in grant funding was issued to local cannabis businesses to support their development and ongoing operations; and

WHEREAS, as a result of the equity assessment by the State in 2023, the State found two deficiencies in the program that require amendment to Title 5-49 and 14-53 to remove the eligibility criteria for women-owned businesses and to remove the set-aside permits for cannabis equity businesses in Title 14-53.106(c) and 14-53.107; and

WHEREAS, notice of time and place of the hearing to consider the approval of the proposed Zoning Code text amendment was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville, pursuant to Part 9 of WMC Chapter 14-10; and

WHEREAS, the Planning Commission has conducted a public hearing in accordance with Part 10 of WMC Chapter 14-10, considered all written and verbal evidence regarding the proposed Zoning Code text amendment, and made the following findings to recommend approval of the Ordinance text to the City Council per WMC Section 14-12.807:

- (a) **That the proposed Zoning Code text amendment is consistent with the policies embodied in the General Plan**, in that the Ordinance allows the

City to promote the peace, health, safety, and welfare within the community by regulating cannabis businesses; and

- (b) That the proposed Zoning Code text amendment is compatible to the extent possible with the actual and general planned use of the adjacent properties,** in that the Ordinance modifies the eligibility requirements for cannabis equity applicants as well as the application process for cannabis equity applicants to comply with the goals, policies, and procedures of the state Cannabis Equity program; and

WHEREAS, the Planning Commission has found that the proposed Zoning Code text amendments are not subject to review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et. seq.), including without limitation, Public Resources Code section 21065 and California Code of Regulations 15378(a), because the proposed amendments are not a “project” that may cause a direct, or reasonably foreseeable indirect, physical change in the environment; and because even if adoption of the Resolution were considered to be a “project”, it would be exempt under the “common sense” exception (14 Cal. Code Regs. § 15061(b)(3)), because it can be seen with certainty that there is no possibility that this action may have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Watsonville, California, as follows:

Good cause appearing, therefore, the Planning Commission of the City of Watsonville does hereby recommend the City Council adopt amendments to Chapters 5-49 (Cannabis Equity Program) and 14-53 (Cannabis Facilities) of the Watsonville Municipal Code. The proposed Zoning Code text amendment language is attached as Exhibit “A” and Exhibit “B.”

I HEREBY CERTIFY that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 1st day of October, 2024, by Commissioner_____, who moved its adoption, which motion being duly seconded by Commissioner_____, was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

Suzi Merriam, Secretary
Planning Commission

Ed Acosta, Chairperson
Planning Commission

Chapter 49
CANNABIS EQUITY PROGRAM

Sections:

- 5-49.01 Purpose.**
- 5-49.02 Definitions.**
- 5-49.03 Creation of the Watsonville cannabis equity program.**
- 5-49.04 Eligibility criteria.**
- 5-49.05 Equity program benefits.**
- 5-49.06 Severability.**

5-49.01 Purpose.

The purpose of the chapter is to provide for administering a cannabis equity program in the City of Watsonville and in particular to mitigate the barriers to equity within the commercial cannabis market place for populations that were negatively or disproportionately impacted by cannabis criminalization and for pursuing aid from compassionate cannabis care programs.

This chapter is not intended to conflict with Federal or State law. It is the intention of the City that this chapter be interpreted to be compatible with Federal and State enactments and in furtherance of the public purpose that those enactments encompass.

(§ 1, Ord. 1381-19 (CM), eff. March 26, 2019)

5-49.02 Definitions.

As used in this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

- (a) “Applicant” shall mean the person or entity submitting an application for eligibility to participate in the equity program.
- (b) “Cannabis” shall mean all parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, as defined under Business and Professions Code Section [26001](#)(e), as may be amended.
- (c) “Commercial cannabis activity” shall have the definition provided in Business and Professions Code Section [26001](#)(j), as may be amended, and for which a state license is required under Business and Professions Code Section [26000](#) et seq.
- (d) “Commercial cannabis business” shall mean a business that is licensed or permitted to engage in a commercial cannabis activity.
- (e) “Equity program” shall mean the cannabis equity program created by this chapter.
- (f) “~~License~~” “~~Permit~~” shall mean the written evidence of permission given by the licensing *permitting* official for a licensee to engage in a commercial cannabis activity under Chapter [14-53](#). “~~License~~” “~~Permit~~” does not mean “permit” within the meaning of the Permit Streamlining Act, and a *license permit* does not constitute a permit that runs with the land on which a cannabis *business dispensary* sits.
- (g) “~~Licensee~~” “~~Permittee~~” shall mean the person or entity holding a valid ~~license or permit~~ to engage in a commercial cannabis business under Chapter [14-53](#).

(h) ~~“Licensing official”~~ “Permitting Official” shall mean the official appointed by the City Manager who is responsible for implementing the provisions of this chapter.

(§ 1, Ord. 1381-19 (CM), eff. March 26, 2019, as amended by § 1, Ord. 1448-22, eff. December 15, 2022)

5-49.03 Creation of the Watsonville cannabis equity program.

(a) There is hereby created the Watsonville cannabis equity program. The program shall be operated by the licensing official.

(b) The licensing official shall take the necessary steps to build and manage the equity program. This includes, but is not limited to, accomplishing the following tasks in compliance with this chapter:

- (1) Create grant application forms for new commercial cannabis businesses;
- (2) Approve and deny grant equity program applications;
- (3) Create and conduct workshops for applicants on various technical aspects of commercial cannabis businesses regulatory compliance;
- (4) Establish methods to provide direct technical assistance to applicants and licensees, such as, for example: cultivation, manufacture, testing, dispensary (retailer), delivery and microbusiness;
- (5) Create a system to administer fee waivers for cannabis-related use permits and business licenses;
- (6) Create a system to provide direct assistance in paying State regulatory and licensing fees and appropriate capital investment for program participants;
- (7) Assist applicants and licensees securing business locations before or during the use permit and cannabis business license process;
- (8) Establish and/or recommend adoption of any policies, procedures, rules, or regulations, necessary to implement the program; and
- (9) Work with other officials in the City to ensure that applicants and licensees comply with all aspects of the Municipal Code.

(§ 1, Ord. 1381-19 (CM), eff. March 26, 2019)

5-49.04 Eligibility criteria.

(a) For business entities applying under this program, at least fifty-one percent (51%) of the applicant’s business must be owned and/or controlled by one (1) or more individuals who will hold such interest for at least five (5) years and who can demonstrate that they meet the following two (2) criteria:

- (1) Have been negatively impacted in a disproportionate way by cannabis criminalization in at least one (1) of the following ways:
 - (i) Job loss or forgone job opportunity;
 - (ii) Loss of educational opportunity, financial aid, or scholarship;

- (iii) Loss of professional or business license;
- (iv) Incarceration due to a nonviolent cannabis-related offense; or
- (v) Have a parent or guardian, sibling or child who was arrested for or convicted (nonviolent) of the sale, possession, use, manufacture, or cultivation of cannabis (including as a juvenile) from 1971 to the current year.

(2) Reside within boundaries of the Pajaro Valley Unified School District for the past five (5) years.

(b) In addition to the two (2) criteria listed in subsection (a) of this section, applicants must also demonstrate that they meet at least one (1) of the following three (3) standards:

- (1) Attended school in the Pajaro Valley Unified School District for a total of five (5) years;
- (2) Are economically disadvantaged, which may be demonstrated by the following:
 - (i) Filed for bankruptcy under Chapters 7, 11, 12 or 13 of the United States Bankruptcy Code;
 - (ii) Loss of primary residence through a judicial or nonjudicial foreclosure after 2005, or have otherwise been involuntarily displaced from their primary residence such as by eviction or subsidy cancellation;
 - (iii) Long-term unemployment or recurrent seasonal unemployment;
 - (iv) Long-term poverty status;
 - (v) Low or negative net worth not exceeding One Hundred Thousand and no/100ths (\$100,000.00) Dollars (excluding principal residence);
 - (vi) Have a household income below the federal poverty threshold for at least five (5) years in any period between 1971 and the most recent filing year; or
 - (vii) Have a household income below eighty (80%) percent of the average median income (AMI) for the most recent filing year based on the number of people in your household;

~~(3) — Are at least fifty (50%) percent women-owned businesses.~~

(§ 1, Ord. 1381-19 (CM), eff. March 26, 2019, as amended by § 1, Ord. 1448-22, eff. December 15, 2022)

5-49.05 Equity program benefits.

Assistance for equity businesses is subject to the availability of grant funding. Assistance for equity program licensees may include but not be limited to the following:

- (a) Workshops to gain a better understanding of various technical aspects of compliance with local and State regulations;
- (b) Direct technical assistance with all categories and levels of State and local licensing issues, including but not limited to:

- (1) Assistance with technical aspects of local permit application drafting;
 - (2) Training on and direct assistance in applying for air district permits, hazardous materials business permits, and other permits and programs to be identified by the licensing official;
 - (3) Training on small business development including accounting, budgeting, human resources and marketing; and
 - (4) Assistance with industry-specific technology such as Metrc.
- (c) Fee waivers for use permits and cannabis business licenses;
- (d) Direct assistance paying for State licensing and regulatory fees; and
- (e) Assistance from the Community Development Director with securing business locations prior to or during the use permit and cannabis business license process.

(§ 1, Ord. 1381-19 (CM), eff. March 26, 2019, as amended by § 1, Ord. 1448-22, eff. December 15, 2022)

5-49.06 Severability.

If any section, subdivision, paragraph, sentence, clause or phrase of the ordinance codified in this chapter is for any reason held to be unconstitutional or invalid, such a decision shall not affect the validity of the remaining portion of the ordinance. The Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of the ordinance codified in this chapter irrespective of the unconstitutionality or invalidity of any other section, subdivision, subsection, paragraph, sentence, clause or phrase of the ordinance codified in this chapter.

(§ 1, Ord. 1381-19 (CM), eff. March 26, 2019)

Chapter 14-53
CANNABIS FACILITIES*

Sections:

Article 1. General Provisions

- 14-53.101 Purpose and intent.
- 14-53.102 Legal authority.
- 14-53.103 Definitions.
- 14-53.104 Cannabis use permit required to engage in cannabis business.
- 14-53.105 Requirements for cannabis delivery by businesses outside City.
- 14-53.106 Permit classes, numbers and location.
- 14-53.107 Cannabis equity use permit set-aside.
- 14-53.108 Cannabis use permit pre-application.
- 14-53.109 Cannabis use permit application.
- 14-53.110 Evidence of cannabis background check required.
- 14-53.111 Approval of cannabis use permit.
- 14-53.112 Fees and charges.
- 14-53.113 Change in location/business structure.
- 14-53.114 Renewal or revocation.
- 14-53.115 Limitations on City's liability.

Article 2. Required Findings

- 14-53.201 Findings for approval.

Article 3. Operating Conditions

- 14-53.301 Uniform use permit conditions for all cannabis facilities.
- 14-53.302 Type 1A, 2A or 3A conditions (cultivation).
- 14-53.303 Type 6 and 7 conditions (manufacturing).
- 14-53.304 Type 8 conditions (testing).
- 14-53.305 Storefront and nonstorefront delivery conditions.
- 14-53.306 Type 10 conditions (storefront retail).
- 14-53.307 Type 11 conditions (distribution).

Article 4. Operating Standards

- 14-53.401 Signs.
- 14-53.402 Permissible delivery locations and customers.
- 14-53.403 Recordkeeping.
- 14-53.404 Security.
- 14-53.405 Video surveillance.
- 14-53.406 Identification badge display requirements.
- 14-53.407 Additional terms and conditions.

Article 5. Enforcement

- 14-53.501 Compliance.**
- 14-53.502 Inspections.**
- 14-53.503 Appeals.**
- 14-53.504 Violation is misdemeanor.**

* Chapter [14-53](#), consisting of Sections [14-53.101](#) through [14-53.113](#), [14-53.201](#) through [14-53.209](#) and [14-53.301](#) through [14-53.304](#), as added by Ordinance No. 1352-17 (CM), effective June 8, 2017, as amended by Ordinance No. 1357-17 (CM), effective December 28, 2017, was repealed and replaced by Ordinance No. 1362-18 (CM), effective March 15, 2018.

* Chapter [14-53](#), consisting of Sections [14-53.101](#) through [14-53.113](#), [14-53.201](#) through [14-53.209](#) and [14-53.301](#) through [14-53.304](#), as repealed and replaced by Ordinance No. 1362-18 (CM), effective March 15, 2018, as amended by Ordinance No. 1364-18 (CM), effective April 26, 2018, was repealed and replaced by Ordinance No. 1404-20 (CM), effective July 23, 2020.

Article 1. General Provisions**14-53.101 Purpose and intent.**

(a) This chapter is intended to implement the Medicinal and Adult Use Cannabis Regulation and Safety Act (Senate Bill 94, approved by Governor June 27, 2017, filed with California Secretary of State on June 27, 2017, hereafter "MAUCRSA") to accommodate the needs of medically ill persons in need of cannabis for medicinal purposes as recommended by their health care provider(s), and to provide access to same.

(b) This chapter is intended to provide access to adult-use cannabis for persons aged twenty-one (21) and over as authorized by the Control, Tax and Regulate the Adult Use Cannabis Act ("AUMA" or "Proposition 64" approved by California voters in 2016), while imposing sensible regulations on the use of land to protect the City's residents, neighborhoods, and businesses from disproportionately negative impacts. As such,

(c) It is the further purpose and intent of this chapter to regulate the cultivation, processing, manufacturing, testing, sale, delivery, distribution and transportation of cannabis and cannabis products in a responsible manner to protect the health, safety, and welfare of the residents of the City of Watsonville and to enforce rules and regulations consistent with State law.

(d) It is, in addition, the purpose and intent of this chapter to require all commercial cannabis operators to obtain and renew annually a permit to operate within the City of Watsonville.

(e) Nothing in this chapter is intended to authorize the possession, use, or provision of cannabis for purposes that violate State law.

(f) This chapter is in addition to any other permits, licenses and approvals which may be required to conduct business in the City.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.102 Legal authority.

Pursuant to Sections 5 and 7 of Article XI of the California Constitution, the provisions of MAUCRSA and any subsequent State legislation and/or regulations regarding same, the City may adopt standards, requirements and regulations for the licensing and permitting of commercial cannabis activity. Any standards, requirements, and regulations regarding health and safety, security, and worker protections established by the State of California, or any of its departments or divisions, shall be the minimum standards applicable in the City to all commercial cannabis activity.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.103 Definitions.

The following definitions shall apply to this chapter:

The definitions promulgated for the California Cannabis Cultivation Program in Division 8 (Cannabis Cultivation) of Title 3 (Food and Agriculture) of the California Code of Regulations Section 8000 et seq., 3 CCR 8000.

The definitions promulgated for the California Bureau of Cannabis Control in Division 42 (Bureau of Cannabis Control) of Title 16 (Professional and Vocational Regulations) of the California Code of Regulations Section 5000 et seq., 16 CCR 5000.

(a) “Cannabis processing” shall mean the drying, curing, grading, or trimming of cannabis within a permitted cannabis cultivation facility or as part of a standalone cannabis processing facility.

(b) “Facility” shall mean any building or structure used for or related to the cultivation, processing, testing, retail sales, delivery or manufacturing of cannabis.

(c) “Manager” shall mean a person who participates in the direction, control, or supervision of a permittee.

(d) “Owner” shall mean a person with an ownership interest of any kind in the permittee.

(e) “Permittee” shall mean a person issued a cannabis use permit under this chapter to engage in commercial cannabis activity.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.104 Cannabis use permit required to engage in cannabis business.

(a) A cannabis use permit shall be required before engaging in commercial cannabis activity in the City.

(b) An application for a cannabis use permit shall include the information and completed and verified documents as may be prescribed by the Zoning Administrator.

- (c) All application fees shall be paid when the application is submitted.
- (d) No application shall be complete until the Zoning Administrator notifies an applicant in writing that the Zoning Administrator deems their application complete.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.105 Requirements for cannabis delivery by businesses outside City.

No cannabis delivery business located outside the City shall deliver cannabis and/or cannabis products to a customer located inside the City unless all the following requirements are met:

- (a) The business for delivery is properly licensed by the State of California and by any California city or county.
- (b) The delivery business has first obtained, paid for and maintains in full force and effect a City business license under Chapter 3-4.
- (c) The delivery business has registered with the Police Department using forms approved by the Chief of Police and provided a copy of its State license and local government approval permitting it to engage in commercial cannabis delivery.
- (d) The delivery business has obtained and continues to maintain in full force and effect the required State license or licenses for the commercial cannabis activities in which they are engaged.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.106 Permit classes, numbers and location.

(a) Cannabis use permit classifications are:

Watsonville Cannabis Use Permit Classifications

Classification	Activity	Description
1A	Cultivation	Indoor. Up to five thousand (5,000) square feet of canopy space.
2A	Cultivation	Indoor. Five thousand one (5,001) to ten thousand (10,000) square feet of canopy space.
3A	Cultivation	Indoor. Ten thousand one (10,001) to twenty-two thousand (22,000) square feet of canopy space.
6	Manufacture	Manufacturer for products not using volatile solvents.
7	Manufacture	Manufacturer for products using volatile solvents.
8	Testing laboratory	Independent lab for the purpose of testing cannabis and cannabis products.

9	Retailer nonstorefront	Must have a licensed premises but is not open to the public. Sales conducted exclusively by delivery.
10	Retailer	General.
10A	Retailer	No more than three (3) retail sites.
11	Distribution	Cannabis distribution.
	Cannabis processing	A facility where cannabis is dried, cured, trimmed and/or graded.

(b) Any cannabis use permit shall automatically expire if cannabis business activity ceases for ninety (90) calendar days or more.

(c) The number of cannabis facilities in the City shall not exceed:

Cannabis Use Permit Classifications	Permitted Numbers of Cannabis Use Permits	
	Number of Equity Licenses	Maximum Facilities Allowed
Type 1A, 2A, or 3A (cultivation)	4	6
Type 6 or 7 (manufacturing)	4	15
Type 8 (testing)	4	No limit
Type 9 (nonstorefront retail)		7; only those cultivation and/or manufacturing permittees holding a valid City use permit shall be eligible to obtain a Type 9 cannabis use permit to sell only products cultivated/manufactured at their local Watsonville facility
Type 10 (storefront retail)	4	3
Type 11 (distribution)*	4	2 (standalone)
Processing	4	3

* Distribution shall be allowed in conjunction with a valid permit for cultivation, manufacturing, and/or processing license with approval of an administrative use permit.

A permittee may have only one (1) of each of the following classes of cannabis use permits:

License Type	Description
1A, 2A, or 3A	Cultivation

6 or 7	Manufacturing
9	Nonstorefront delivery
10	Retail
11	Distribution
	Cannabis processing

(d) Type 1A, 2A, or 3A (cultivation) cannabis use permits shall be limited to two (2) parcels.

(e) More than one (1) cannabis facility may be located on a single parcel. A separate permit is required for each cannabis facility on a parcel.

Separation Requirements¹

	Cultivation and Processing	Manufacture	Distribution	Testing	Retail
School (K-12)	600'	600'	600'	600'	600'
Park	600'	600'	600'		600'
Residential district	250'	250'	250'		250'
Legal residential use	100'	100'	100'		100'
Faith-based facility, licensed daycare, preschool or library	600'	600'	600'		600'

¹ Separation distance from K-12 schools shall be measured from property line to property line. Separation distance for cultivation facilities shall be measured from parcel line of sensitive use to nearest wall of cultivation facility. Separation distance for all other cannabis facilities shall be measured by path of travel from nearest parcel line of sensitive use to the front door of the facility. Separation distance from K-12 schools shall be measured from property line to property line.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.107 Cannabis equity use permits ~~set aside~~.

(a) ~~For those deemed A minimum of one (1) cannabis use permit for each cannabis license type shall be reserved in order to provide for support of those businesses determined~~ eligible to participate in the Cannabis Equity Program under Chapter 5-49 by the Cannabis Equity Officer; ~~S~~ such equity applications shall be processed in conformance with the provisions of this chapter with the following exceptions:

~~(1) Equity applications shall be scored against other equity applicants during the application process, and shall not compete with nonequity applicants.~~

~~(2)~~ Entitlement permit fees for eligible equity applicants shall be waived.

~~(3) — If during an application period no equity applicants have been identified, the equity license shall be made available to a nonequity applicant.~~

~~(4) Eligibility as an equity applicant shall be determined at any time, prior to and/or during the pre-application process.~~

(b) Renewal. In order to renew a cannabis equity use permit, an equity applicant must provide proof that it continues to satisfy the equity criteria at the time of its annual permit renewal.

An equity applicant that no longer satisfies the equity criteria but is compliant with all other requirements of Chapter [5-49](#) will be entitled to renew the cannabis use permit but will not be eligible for any other benefits of an equity assistance program.

(c) Cannabis equity use permits are nontransferable.

(d) The ownership structure of the cannabis equity business shall not be modified for ~~three (3)~~ five (5) years after the cannabis equity permittee has commenced business, unless such modification maintains eligibility in the cannabis equity program as determined by the Cannabis Equity Officer.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.108 Cannabis use permit pre-application.

When the Zoning Administrator determines that the number of active cannabis use permits in the City is less than the number of cannabis use permits allowed for a particular class, the Zoning Administrator shall advertise in at least one (1) newspaper of general circulation and post on the City's website an announcement that the City will accept applications for additional cannabis use permit or permits. The notice shall identify the City's application web page, requirements, application deadline(s), and contact information for questions.

The Zoning Administrator shall determine the form and requirements for a cannabis use permit pre-application.

(a) The Zoning Administrator shall determine an appropriate period within which to allow submittal of pre-applications.

(b) Applicants shall submit cannabis use permit pre-applications to the Zoning Administrator.

(c) Cannabis use permit pre-applicants shall be subject to a competitive, merit-based review to determine eligibility to apply for a cannabis use permit.

(d) Staff shall then schedule interviews with three (3) more applicants than the number of cannabis use permits available for each available permit.

(e) City staff shall review and score all pre-applications after expiration of the pre-application period. A cannabis use permit pre-application selection committee shall consist of representatives of the Police Chief, Fire Chief, Community Development

Director and City Manager and an independent third-party cannabis consultant selected by the Zoning Administrator and shall convene to review applications and interview applicants. The cannabis use permit pre-applicants determined to best meet the community's needs shall then be asked to submit an application for a cannabis use permit.

(f) If the cannabis use permit pre-applicant interview panel approves any cannabis use permit pre-application, the applicant shall then submit a cannabis use permit application to the Community Development Department for consideration.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.109 Cannabis use permit application.

The Zoning Administrator shall determine and provide submittal requirements and instructions for cannabis use permit applications.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.110 Evidence of cannabis background check required.

(a) All applicants for a cannabis use permit must be legally authorized for cannabis activity under State law.

(b) All applicants shall provide the Zoning Administrator with evidence of submittal of a LiveScan criminal background check for all owners and managers.

(c) The criminal background checks completed by owners and managers must at a minimum disclose:

(1) Whether any owner or manager has ever pleaded guilty or no contest or been convicted of a violent felony as defined by California Penal Code Section [667.5\(c\)](#), or equivalent offenses in other states or under the laws of the United States;

(2) Whether any owner or manager has ever pleaded guilty or no contest or been convicted of a felony involving dishonesty, fraud or deceit, including but not limited to fraud, forgery, theft, or embezzlement as those offenses are defined in California Penal Code Sections [186.11](#), [470](#), [484](#), and [504a](#), respectively; or equivalent offenses in other states or under the laws of the United States; or

(3) Whether any owner or manager has ever pleaded guilty or no contest or been convicted of a felony, possession, transportation, distribution or similar activities related to controlled substances, as defined in the Federal Controlled Substances Act, not including cannabis-related offenses for which the conviction occurred before the passage of MAUCRSA.

(d) Evidence that any owner or manager has pleaded guilty or no contest or been convicted of any of the offenses enumerated in this section may be grounds for denial of a cannabis use permit.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.111 Approval of cannabis use permit.

Cannabis use permits shall be processed in accordance with the procedures described in Part 5 of Chapter [14-12](#).

Approval of a cannabis use permit shall also be contingent on the following:

- (a) Applicant must have been identified as a potential cannabis use permit holder through the pre-application process; and
- (b) Approval of a cannabis use permit within six (6) months of selection as a potential cannabis use permit; and
- (c) Obtaining all necessary State license(s) within six (6) months of positive recommendation through the pre-application process.

If any one (1) or more of the above items have not been satisfied, the cannabis use permit shall automatically expire.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.112 Fees and charges.

An applicant, permittee, owner, manager and employee shall timely and fully pay required fees when due. The amount of the following required fees shall be established by Council resolution:

- (a) A cannabis pre-application fee is due and payable in full when a cannabis pre-application is submitted;
- (b) A cannabis pre-application interview fee is due and payable in full within ten (10) days of notice that a pre-application interview has been granted;
- (c) A cannabis use permit application fee is due and payable in full when a qualified applicant submits a cannabis special use permit application;
- (d) A cannabis use permit renewal fee is due and payable for each location when a cannabis use permit renewal application is submitted to the City;
- (e) An annual cannabis identification badge fee for each owner, manager and employee of a cannabis facility is due and payable annually;
- (f) Any other fees for inspection, auditing or investigation not included within the other fees associated with a cannabis use permit application or a cannabis use permit renewal application.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.113 Change in location/business structure.

(a) A cannabis use permit does not run with the land. It is personal to the permittee. A permittee may apply to relocate contingent upon first obtaining a new cannabis use permit for the new location, and approval from the State licensing agency for the new location.

The process and the fees for relocation shall be the same as the process and fees in Sections [14-53.108](#) and [14-53.112](#).

(b) Within fifteen (15) calendar days of any change in information provided in the application for a cannabis use permit or any change in status of compliance with the provisions of this chapter, including any change in the applicant's ownership or control, the permittee shall file an application for a new cannabis use permit with the Zoning Administrator and pay the applicable cannabis use permit fee.

(c) A permittee may change the form of its business entity upon application to the Zoning Administrator and presentation of a new business license application under Chapter 3-4 if membership of the new business entity is substantially similar to the original permittee, owner and managers.

(d) If the original permittee is an unincorporated association, mutual or public benefit corporation, agricultural or consumer cooperative and transitions to or forms a new business entity as allowed under MAUCRSA; provided, that the board of directors (or, in the case of an unincorporated association, the owners and managers) are substantially the same as the original permittee.

(e) Although an application for a new cannabis use permit is not required in these two (2) circumstances, the permittee shall notify the Zoning Administrator in writing of the change within ten (10) days, by filing a new business license application with a written explanation of the change. Failure to comply with this provision is grounds for cannabis use permit revocation.

(f) Any attempt to transfer a cannabis use permit directly or indirectly in violation of this section is void and is ground for revocation of the cannabis use permit.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.114 Renewal or revocation.

(a) Each cannabis use permit shall be valid for a period not exceeding one (1) year and require renewal each year on or before June 30th. Renewal of cannabis use permit shall be as provided for in this section.

(b) No cannabis use permit issued under this chapter may be renewed unless:

(1) A new application has been filed as set forth in Section [14-53.113](#) no later than March 30th or ninety (90) days before expiration date of the use permit, whichever first occurs;

(2) The cannabis use permit renewal application fee in Section [14-53.113](#) has been paid; and

(3) The applicant satisfies all requirements of this chapter.

(c) Cannabis Use Permit Renewal Application.

(1) An application to renew a cannabis use permit shall be on forms provided by the Zoning Administrator. The forms shall be signed under penalty of perjury, and shall include, but not be limited to, the following information:

- (i) The names of the applicant's owners and managers;
- (ii) The street address;
- (iii) The Santa Cruz County Tax Assessor's parcel number of the existing cannabis facility;
- (iv) A copy of the recorded deed vesting ownership of the parcel in the current owner;
- (v) A copy of the applicant's State-issued license to engage in a cannabis business;
- (vi) The applicant's and owner's waiver and release of the City from any and all liability arising from the application for a cannabis use permit, the issuance of the cannabis use permit, the denial of the cannabis use permit, or the enforcement of the conditions of the cannabis use permit;
- (vii) Background information to be determined by the Zoning Administrator, including but not limited to a statement that the applicant(s) and owner(s) have submitted to a LiveScan background check no earlier than thirty (30) days before the date the application for the cannabis use permit is submitted;
- (viii) Federal tax identification name and number;
- (ix) Security plan and any security procedures form that the applicant submitted to the Bureau;
- (x) For facilities holding a cannabis use permit for cannabis delivery, the cannabis delivery procedures form that the applicant submitted to the Bureau;
- (xi) Vehicle registration and proof of insurance for all delivery vehicles;
- (xii) For retail cannabis businesses, provide proof that at least fifteen (15%) percent of product inventory is sourced from City of Watsonville cannabis businesses;
- (xiii) Proof of compliance with workers' compensation State insurance requirements;
- (xiv) Identification of any changes to the information the applicant submitted on the original cannabis use permit renewal application;
- (xv) Any law enforcement or enforcement activity related to the permittee's operations during the past calendar year;

(xvi) A representation that the applicant continues to hold in good standing any license required by the State of California to operate a cannabis facility; and

(xvii) Such other information as the Zoning Administrator deems reasonably necessary to conduct a thorough review of the cannabis use permit renewal application.

(d) Review of the Use Permit Renewal Application.

(1) Upon receipt of an application for renewal of a cannabis use permit, the Zoning Administrator shall update the permittee's file and perform whatever investigation the Zoning Administrator deems necessary to determine whether to grant or deny the cannabis use permit. The investigation may include a physical inspection of the facility and any delivery vehicles, at the discretion of the Zoning Administration.

(2) Issuance of a renewal cannabis use permit is a discretionary act. No applicant shall be automatically entitled to receive a use permit renewal based solely on meeting the basic requirements of this chapter. It is not necessary for the Zoning Administrator to issue findings before granting a use permit renewal to an applicant who is requesting to maintain already-approved business operations.

(e) The Zoning Administrator or designee may revoke or elect not to renew a cannabis use permit issued under this chapter if:

(1) The applicant or permittee and its owners and managers have not complied at all times with this chapter.

(2) Any failure to comply with the cannabis use permit conditions of approval or the Municipal Code.

(3) Any other facts, circumstances or conditions which indicate that renewal of the cannabis use permit will be detrimental to the health, safety, or welfare of the residents of the City.

(4) The Zoning Administrator or designee is aware of any law enforcement or State license enforcement activity related to the permittee's operations either with the locally permitted facility or any other facility owned and/or operated by the permittee in any other jurisdiction during the past calendar year that led to a documented, material violation of one (1) or more conditions of the facility's cannabis use permit.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.115 Limitations on City's liability.

(a) To the fullest extent permitted by law, the City shall not be liable whatsoever, with respect to approving any permit pursuant to this chapter or the operation of any facility approved pursuant to this chapter. As a condition of approval of a cannabis use permit as provided in this chapter, the applicant or its legal representative shall:

(1) Execute an agreement, in a form approved by the City Attorney, agreeing to indemnify, defend (at applicant's sole cost and expense), and hold the City, its officers,

elected and appointed officials, employees, representatives, and agents, harmless and defend from any and all claims, losses, damages, injuries, or liabilities of any kind arising out of, or in any way related to, the City's issuance or denial of a cannabis use permit, the registration or operation of a cannabis facility, the process used by the City in making any decision, the alleged violation of any Federal, State, or local laws by the applicant, or the prosecution of the applicant or permittee or its owners or managers for violation of Federal or State laws;

(2) Maintain insurance at the coverage limits and of the types required by the City's risk manager in compliance with State law;

(3) Name the City as an additional insured on all liability policies;

(4) Agree to reimburse the City for all costs and expenses, including any court costs and attorney fees that the City may be required to pay as a result of any legal challenge related to the City's approval of a cannabis use permit. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the permittee of its obligation hereunder.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

Article 2. Required Findings

14-53.201 Findings for approval.

When considering applications for a cannabis use permit, the Zoning Administrator or Planning Commission shall evaluate the impact of the proposed use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location to determine whether it can make all required findings of Section [14-12.513](#) (required findings for conditional use permits).

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

Article 3. Operating Conditions

14-53.301 Uniform use permit conditions for all cannabis facilities.

All cannabis use permits shall be subject to all general conditions of this section and all specific conditions for the cannabis use permit class.

(a) Parking area lighting and exterior lighting mounted on the facility shall be balanced and shall not result in glare on adjoining properties, shall complement the security systems required in this chapter to ensure that all areas of the location are visible, and shall provide increased lighting at all entrances to the facility. The lighting required in this subsection shall be on from dusk to dawn.

(b) No person, other than a licensed security guard, shall be in possession of any firearm while on the premises without having first obtained a license from the State and City authorizing the person to be in possession of such firearm.

(c) Each applicant or permittee shall notify the City immediately after discovering any of the following: diversion, theft, loss, or any criminal activity involving the cannabis activity

or operation of the facility; significant discrepancies identified during inventory; or any breach of security.

(d) No permittee shall be delinquent in the payment of any State and City taxes and fees.

(e) The permittee shall hold all required State licenses under the Cannabis Regulation and Safety Act (Business and Professions Code Section [19300](#), et seq.), as it may be amended, and under all other applicable State laws.

(f) At any time between 8:00 a.m. and 10:00 p.m. and without notice, City may enter the facility to observe compliance of the facility operation, and may inspect facility records, books, accounts, financial data, and all data and records relevant to its cannabis use permit for the purposes of conducting an audit or compliance review.

(g) It is unlawful for any person to refuse to allow, impede, obstruct, or interfere with an inspection, or the review of the copying of records and monitoring (including recordings) including, but not limited to, the concealment, destruction, and falsification of any paper, electronic or other records deemed necessary and reasonable to administer the requirements of this chapter.

(h) It shall be unlawful and a violation of this chapter for any person to employ any other person at a facility who is not at least eighteen (18) years of age.

(i) Odor control devices and techniques shall be incorporated in all facilities to ensure that odors from cannabis are not detectable off site. Facilities shall provide a sufficient odor-absorbing ventilation and air filtration system so that odor generated inside the facility that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the facility. Facilities shall install and maintain the following equipment or any other equipment which the Chief of Police determines has the same or better effectiveness:

(1) A ventilation and air filtration system with odor control that prevents internal odors from being emitted externally;

(2) An air filtration system that creates negative air pressure between the facility's interior and exterior so that the odors generated inside the facility are not detectable on the outside of the facility.

(j) All weighing devices must be maintained in compliance with local, County, State, or Federal law and comply with applicable regulations regarding device registration with the Santa Cruz County Agricultural Commissioner.

(k) All facilities shall follow all local, County, State, and Federal requirements for solid waste and hazardous waste disposal. The County of Santa Cruz Environmental Health

Division may inspect the facility at any time during business hours to ensure compliance with this section.

(l) Facilities shall employ security personnel as follows:

(1) All security personnel shall register and maintain valid registration status with the State of California's Department of Consumer Affairs. At no time shall any security personnel register with the State at any level that is less than that of a State-licensed private security officer. Proof of application and registration for all security personnel shall be maintained by the applicant or permittee and shall consist of copies of all relevant documentation including: application forms, receipts for application fees and LiveScan fees, and actual proof of registration.

(2) While on duty, all security personnel shall have a nameplate containing the security personnel's full name and the word "SECURITY" printed in bold, capital letters. The nameplate shall be exhibited prominently on the clothing, at chest level, and shall be visible and easily read at all times. The nameplate shall be a minimum of two (2") inches high and four (4") inches wide, with the required information printed in capital letters, at least three-fourths (3/4") inches high and in a contrasting color. As an alternative to a nameplate, the security personnel's name and the word "SECURITY" may be embroidered on the security personnel's outermost garment with the required information meeting the above specifications and located at chest level.

(m) Each permittee shall conspicuously display its cannabis use permit and State license within the facility. Each facility that engages in delivery or transportation services shall carry a copy of the facility cannabis use permit in all vehicles that deliver or transport cannabis.

(n) No applicant or permittee may hold a license from the State Department of Alcoholic Beverage Control to sell alcohol beverages, nor may the facility include a business that sells alcohol beverages. No alcohol may be stored, sold, dispensed or used on the facility.

(o) Consistent with the "Memorandum for all United States Attorneys," issued on or about August 29, 2013, by the U.S. Department of Justice, from James M. Cole, Deputy Attorney General (known as the "Cole Memo"), the facility shall take all necessary and reasonable steps, including the refusal of service to any patient of the applicant or permittee, to prevent:

(1) The distribution of cannabis to minors;

(2) Revenue from the sale or distribution of cannabis from going to criminal enterprises, gangs and cartels;

(3) The diversion of cannabis from California to any other state;

(4) State-authorized cannabis activity from being used as a cover or pretext for the trafficking of other illegal drugs or other illegal activity;

- (5) Violence and the use of firearms in the cultivation and distribution of cannabis;
- (6) Drugged driving or the exacerbation of other adverse public health consequences associated with cannabis use;
- (7) Growing of cannabis on public lands and the attendant public safety and environmental dangers posed by cannabis production on public lands; and
- (8) Cannabis possession or use on Federal property.

(p) All cannabis facilities shall include the following language on all job postings as well as all applications for employment in both English and Spanish in minimum twelve (12) point font all caps:

THE CANNABIS INDUSTRY IS NOT A FEDERALLY RECOGNIZED BUSINESS, THEREFORE THERE MAY BE RISKS TO INDIVIDUALS WORKING IN THIS INDUSTRY, WHO MAY NEED TO DISCLOSE WORK INFORMATION ON FEDERAL APPLICATIONS.

(q) The manufacture and sale of flavored combustible products (intended for inhalation or vaporization) is prohibited.

(r) Microbusiness—Commercial Activity. All cultivation, manufacturing, distribution, and retail activities performed by a permittee under a Type 12 microbusiness permit shall occur on the same licensed premises. Areas of the premises for manufacturing and cultivation shall be separated from the distribution and retail areas by a wall and all doors between the areas shall remain closed when not in use.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.302 Type 1A, 2A or 3A conditions (cultivation).

All cannabis use permits for Type 1A, 2A or 3A cultivation facilities shall be approved only if subject to all of the conditions of this section.

(a) Outdoor commercial cultivation is prohibited. All cultivation of cannabis must occur within a permanent, permitted structure.

(b) In no case shall cannabis plants be visible from a public or private road, sidewalk, park or any common public viewing area.

(c) Commercial cannabis cultivation which is permitted in the City of Watsonville shall not exceed twenty-two thousand (22,000) square feet of canopy space permitted by State law with a valid cannabis use permit.

(d) A permittee may cultivate cannabis at more than one (1) location if each location is separately permitted and the total square footage of cannabis cultivated does not exceed the total allowed under the license type (five thousand (5,000) square foot or ten thousand (10,000) square foot maximum).

- (e) Cannabis cultivation shall be conducted in accordance with State and local laws related to land conversion, grading, electricity, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters.
- (f) Pesticides and fertilizers shall be properly labeled and stored to avoid contamination through erosion, leakage or inadvertent damage from pests, rodents or other wildlife.
- (g) Cultivation shall at all times occur in such a way as to ensure the health, safety, and welfare of the public, the employees working at the facility, visitors to the area, neighboring properties, and the end users of the cannabis being cultivated, to protect the environment from harm to streams, fish, and wildlife; to ensure the security of the cannabis being cultivated; and to safeguard against the diversion of cannabis.
- (h) The applicant or permittee shall prohibit loitering by persons outside the facility, either on the premises or within one hundred (100') feet of the premises.
- (i) The cultivation of cannabis shall not create hazards due to the use or storage of materials, processes, products, chemicals, fertilizers, or wastes.
- (j) The interior and exterior of the facility, including driveways, sidewalks, parking strips, fire access roads and streets on or adjacent to the premises, shall be kept in a clean and safe condition.
- (k) Exterior lighting on the premises and location shall ensure the safety of the public and the members and employees of the applicant or permittee while not disturbing surrounding residential or commercial areas.
- (l) Each permittee shall operate in a manner such that the cultivation of cannabis does not adversely affect the health or safety of nearby properties through the creation of mold, mildew, dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts.
- (m) The facility shall follow all pesticide use requirements of local, State, and Federal law. City staff may inspect the facility at any time during business hours to ensure compliance with this section.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.303 Type 6 and 7 conditions (manufacturing).

All cannabis use permits for Type 6 or 7 manufacturing facilities shall be approved only if subject to all conditions of this section. All cannabis use permits shall be subject to all of the general conditions of this section and the specific conditions of this article for the specific permit type.

- (a) Cannabis manufacturing shall only be permitted pursuant to Section [14-53.101](#) or any subsequently created manufacturing State license as defined in MAUCRSA, and may be permitted to operate only within those zone districts as defined in Section [14-53.106](#).
- (b) No compressed gases used in the manufacturing may be stored in containers that exceed the amount approved by the Watsonville Fire Department and authorized by this

cannabis use permit. Each facility shall be limited to a total number of tanks authorized by the Watsonville Fire Department.

(c) Cannabis manufacturing facilities may use heat, screens, presses, steam distillation, ice water, ethanol and other methods without employing solvents or gases to create kief, hashish, bubble hash, or infused dairy butter, or oils or fats derived from natural sources, and other extracts.

(d) If an extraction process uses a professional grade closed loop CO₂ gas extraction system every vessel must be certified by the manufacturer for its safe use. The CO₂ must be of at least ninety-nine (99%) percent purity.

(e) Closed loop systems for compressed gas extraction systems must be commercially manufactured and bear a permanently affixed and visible serial number.

(f) Certification from an engineer licensed by the State of California, or by a certified industrial hygienist, must be provided to the Community Development Department for a professional grade closed loop system to certify that the system was commercially manufactured, is safe for its intended use, and was built to codes of recognized and generally accepted good engineering practices, including but not limited to:

(1) The American Society of Mechanical Engineers (ASME);

(2) American National Standards Institute (ANSI);

(3) Underwriters Laboratories (UL); or

(4) The American Society for Testing and Materials (ASTM).

(5) The certification must contain the signature and stamp of the professional engineer or industrial hygienist and serial number of the extraction unit being certified.

(g) Professional closed loop systems and other equipment used for extraction must be approved for use by the Watsonville Fire Department and meet all fire, safety, and building code requirements specified in the California Building Reference Codes.

(h) Facilities may use food grade glycerin, ethanol, and propylene glycol solvents to create or refine extracts. Ethanol should be removed from the extract in a manner to recapture the solvent and ensure that it is not vented into the atmosphere.

(i) Facilities creating cannabis extracts must develop standard operating procedures, good manufacturing practices, and a training plan prior to producing extracts for the marketplace.

(j) Any person using solvents or gases in a closed looped system to create cannabis extracts must be fully trained on how to use the system, have direct access to applicable material safety data sheets and handle and store the solvents and gases safely.

(k) Parts per million for one (1) gram of finished extract cannot exceed State standards for any residual solvent or gas when quality assurance tested.

(l) Preparation of Edible Cannabis Products.

(1) All food products, food storage facilities, food-related utensils, equipment and materials shall be approved, used, managed and handled in accordance with the California Retail Food Code (Section [113700](#) et seq. of the California Health and Safety Code). All food products shall be protected from contamination at all times; and

(2) All food handlers shall be clean, in good health and free from communicable diseases.

Baked products (e.g., brownies, bars, cookies, cakes), tinctures, and other nonrefrigerated type items may be sold or distributed at a cannabis retailer. The County of Santa Cruz Environmental Health Department may inspect the facility at any time during business hours to ensure compliance with this section.

(3) Products with specific youth appeal and adverse health impacts, such as products that mix other addictive and psychoactive substances with cannabis (e.g., nicotine, alcohol, or added caffeine), artificial flavors or additives that increase underage appeal, cannabis “candies” produced in character shapes (gummy bears, Swedish Fish, animal-shaped chocolates) that would have higher appeal to youth, shall be awarded fewer points in the application process.

(4) Cannabis products shall not be created in the shape of a human, animal, fruit, or any youth-friendly depiction.

(m) Packaging of Cannabis.

(1) Before sale or delivery of any edible cannabis or edible cannabis product the same shall be labeled and in tamper-evident packaging which at least meets the requirements of California Business and Professions Code Section [19347](#), as the same may be amended from time to time or superseded or replaced by subsequent State legislation or by any department or division of the State of California. The City Council may impose additional packaging and labeling requirements on cannabis or cannabis products.

(2) Cannabis or cannabis products shall be packaged in resealable, tamper-evident, child-proof, opaque packaging with text and adult-intended design. Packaging that has special appeal to youth, such as cartoons, recreational images (sports, musicians, etc.), names referencing pop culture figures, or bright, eye-catching colors, is prohibited.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.304 Type 8 conditions (testing).

All cannabis use permits for Type 8 testing facilities shall be approved only if subject to all of the conditions of this section.

(a) Testing labs shall be required to conduct all testing in a manner pursuant to Business and Professions Code Section [26100](#) and shall be subject to State and local law. Each testing lab shall be subject to additional regulations as determined from time to time as more regulations are developed under this chapter and any subsequent State of California legislation regarding the same.

(b) Testing labs shall conduct all testing in a manner consistent with general requirements for the competence of testing and calibrations activities, including sampling using verified methods.

(c) All cannabis testing laboratories performing testing shall obtain and maintain ISO/IEC 17025 accreditation as required by the Bureau.

(d) Testing labs shall destroy any harvest batch whose testing sample indicates noncompliance with health and safety standards required by the Bureau unless remedial measures can bring the cannabis or cannabis products into compliance with quality standards as specified by law and implemented by the Bureau.

(e) Each operator shall ensure that a testing laboratory employee takes the sample of cannabis or cannabis products from the distributor's premises for testing required by State law and that the testing laboratory employee transports the sample to the testing laboratory.

(f) Except as provided by State law, a testing laboratory shall not acquire or receive cannabis or cannabis products except from a permittee in accordance with State law, and shall not distribute, sell, or dispense cannabis, or cannabis products, from the licensed premises from which the cannabis or cannabis products were acquired or received. All transfer or transportation shall be performed pursuant to a specified chain of custody protocol.

(g) A testing laboratory may receive and test samples of cannabis or cannabis products from a qualified patient or primary caregiver only if the qualified patient or primary caregiver presents the qualified patient's valid physician's recommendation for cannabis for medicinal purpose. A testing lab shall not certify samples from a qualified patient or primary caregiver for resale or transfer to another party or permittee. All tests performed by a testing laboratory for a qualified patient or primary caregiver shall be recorded with the name of the qualified patient or primary caregiver and the amount of the cannabis or cannabis products received.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.305 Storefront and nonstorefront delivery conditions.

All cannabis use permits for nonstorefront and storefront delivery facilities shall be approved only if subject to all of the conditions of this section.

- (a) The business operating the delivery service shall provide the Chief of Police with evidence of a valid State license for a facility on whose authorization the delivery service is performing the delivery function.
- (b) A cannabis business may receive orders for cannabis deliveries through any technology platform owned and controlled by the business, or independently approved by the Chief of Police, or his or her designee, that enables customers to arrange for or facilitate the transfer of cannabis and/or cannabis products by the cannabis business to registered customers.
- (c) The business operating the delivery service shall furnish to the Chief of Police the year, make, model, color, license plate number, and numerical vehicle identification number (VIN) for any and all vehicles that will be used to deliver cannabis goods.
- (d) Nonstorefront delivery by those cannabis cultivation and manufacturing facilities with valid local use permits shall be limited to only those products cultivated and/or manufactured by the licensed facility.
- (e) Age verification using an ID scanner at point of delivery that matches required State-approved identification. This identification must match information and address on file as part of purchase.
- (f) Delivery shall be only to the person named as the customer ordering. A signature shall be required upon transfer to be verified at delivery to match with all electronically or physically stored identification and signatures.
- (g) Delivery hours are limited to 9:00 a.m. to 9:00 p.m. with no new orders initiated after 8:30 p.m. for same day delivery.
- (h) All cannabis products shall remain locked in vehicle.
- (i) Detailed education about cannabis products (including concentration, dosage, titration and proper use warnings) shall be listed on the ordering platform and with product dissemination.
- (j) Utilize GPS surveillance mapping to track delivery provider location.
- (k) Delivery vehicles shall be equipped with a camera to enhance safety while conducting all deliveries.
- (l) A cannabis delivery business shall not deliver cannabis or cannabis product to an individual if there is reason to believe that cannabis or cannabis product will be diverted to a person under twenty-one (21) years of age unless that person is a qualified patient or a person with an identification card, as those terms are defined in Health and Safety Code Section [11362.7](#).
- (m) A cannabis business shall not deliver cannabis or cannabis product to any jurisdiction that prohibits deliveries.
- (n) Incident Reporting Requirements.

(1) Any vehicle accident resulting in injury to any person shall be reported to the local police department where the incident occurred, a manager of the retailer immediately, and to the Chief of Police, or his or her designee, within twenty-four (24) hours. The report shall include the date, time, location, involved vehicle and driver, circumstances and local police department case number.

(2) For any vehicle accident resulting in property damage only, the delivery driver shall exchange driver, vehicle, and insurance information with all involved parties, and the accident may be reported to the local police department where the incident occurred, a manager of the retailer immediately, and the Chief of Police, or his or her designee, within twenty-four (24) hours. The report shall include the date, time, location, involved vehicle and driver, circumstances, and local police department case number, as applicable.

(3) Any loss of cannabis, cannabis product, or money shall be reported to the local police department where the incident occurred and a manager of the retailer immediately, and to the Chief of Police, or his or her designee, within twenty-four (24) hours. The report shall include the date, time, location, involved vehicle and driver, circumstances and local police department case number. Any theft of cannabis, cannabis product, or money during the delivery process shall be immediately reported to the local police department where the incident occurred and a cannabis manager immediately, and, if the incident did not occur within the investigative jurisdiction of the City of Watsonville Police Department, a duplicate City of Watsonville Police Department notification will be made by calling the nonemergency citizen contact dispatch center number.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.306 Type 10 conditions (storefront retail).

All cannabis use permits for Type 10 storefront retail facilities shall be approved only if subject to all of the conditions of this section.

(a) No more than the number of cannabis retailers adopted by resolution may operate within the City of Watsonville at any one (1) time and shall be issued a permit by the City of Watsonville.

(b) Parking for retail cannabis facilities shall be a minimum of one (1) parking space per one hundred fifty (150) square feet of floor area dedicated to the business.

(c) Retailers shall verify the age and all necessary documentation of each individual to ensure the customer is not under the age of eighteen (18) years. If the potential customer is eighteen (18) to twenty (20) years old, retailer shall confirm the customer's possession of a valid doctor's recommendation and/or Health and Safety Code Section [11362.71](#) identification card (medical marijuana card). For adult-use purchases, retailers shall verify that all customers are twenty-one (21) years of age or older for the purchase of cannabis or cannabis products.

(d) Entrances into the retailer shall be locked at all times with entry strictly controlled. A "buzz-in" electronic/mechanical entry system shall be utilized to limit access to and entry

to the retailer to separate it from the reception/lobby area. Individuals must show their government-issued identification, and, in the case of medical cannabis facilities, their physician's recommendation, or a cannabis card issued pursuant to Health and Safety Code Section [11362.71](#) in order to gain access into the retailer. The government-issued identification and, if applicable, doctor's recommendation or cannabis card must also be shown at the point-of-sale station at the time of purchase. Doctor recommendations are not to be obtained or provided at the retail location.

(e) Uniformed licensed security personnel shall be employed to monitor site activity, control loitering and site access, and to serve as a visual deterrent to unlawful activities. Security personnel may be allowed to carry firearms if authorized by the Chief of Police.

(f) Retailers may have only that quantity of cannabis and cannabis products to meet the daily demand readily available for sale on site in the retail sales area of the retailer. Additional product may be stored in a secured, locked area to which customers, vendors, and visitors shall not have access.

(g) All restroom facilities shall remain locked and under the control of management.

(h) Retailers and microbusinesses authorized to conduct retail activities shall only serve customers who are within the licensed premises.

(1) The sale of cannabis goods shall not occur through a pass-through window or a slide-out tray to the exterior of the premises.

(i) Retailers or microbusinesses shall not operate as or with a drive-in or drive-through at which cannabis goods are sold to persons within or about a motor vehicle.

(j) No cannabis goods shall be sold and/or delivered by any means or method to any person within a motor vehicle.

(k) All cannabis goods sold by a retail business shall be contained in child-resistant packaging.

(l) Retailers shall record point-of-sale areas and areas where cannabis goods are displayed for sale on the video surveillance system. At each point-of-sale location, camera placement must allow for the recording of the facial features of any person purchasing or selling cannabis goods, or any person in the retail area, with enough clarity to determine identity.

(m) A retail permittee or microbusiness permittee who is engaged in retail sale shall hire or contract for security personnel who are at least twenty-one (21) years of age to provide security services for the licensed retail premises. All security personnel hired or contracted for by the permittee shall be licensed by the Bureau of Security and Investigative Services and shall comply with Chapters 11.4 and 11.5 of Division 3 of the Business and Professions Code.

(n) Access to Retailer Premises.

(1) Access to the premises of a retail permittee shall be limited to individuals who are at least twenty-one (21) years of age.

(2) Notwithstanding subsection (n)(1) of this section, individuals who are at least 18 years of age and in possession of a valid physician's recommendation shall be granted access to the premises of a retail permittee for the sole purpose of purchasing medicinal cannabis consistent with the physician's recommendation.

(o) Authorized Sales. A retailer shall only sell adult-use cannabis and adult-use cannabis products to individuals who are at least twenty-one (21) years of age. A retailer shall only sell medicinal cannabis or medicinal cannabis products to individuals who are at least eighteen (18) years of age, but not yet twenty-one (21), if those individuals are in possession of a valid physician's recommendation. Medicinal cannabis sales to individuals twenty-one (21) years of age and older are unrestricted.

(p) Limited Access Areas. A retailer shall establish limited access areas and permit only authorized individuals to enter the limited access areas. Authorized individuals include individuals employed by the retailer as well as any outside vendors, contractors, or other individuals conducting business that requires access to the limited access area. All individuals granted access to the limited access area shall be at least twenty-one (21) years of age, and if not employed by the retailer, shall be escorted at all times by an employee of the permittee/permittee. A retailer shall maintain a log of all individuals who are not employees who are granted access to the limited access area. These logs shall be made available to the Chief of Police or the Development Services Director upon request.

(q) Operating hours of the storefront retailer license shall be limited to the hours of 9:00 a.m. through 9:00 p.m., seven (7) days a week.

(r) Storefront/Retail Security Requirements. All provisions incorporated within Section [14-53.404](#) (Security) are directly applicable to and binding on all facilities, including all storefront/retail businesses.

(s) "No smoking" signs shall be placed near the entrance and exit of the business.

(t) The retail cannabis premise shall have an independent exterior entrance that is not shared with any other business or residence.

(u) No self-service display is allowed, including vending machines.

(v) The retail facility shall maintain a minimum of fifteen (15%) percent of the retail display space dedicated to cannabis products grown and/or manufactured in the City of Watsonville.

(w) Retail facilities shall not charge a slotting fee to Watsonville cultivation/manufacturing businesses for the display of local product in the retail facility.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.307 Type 11 conditions (distribution).

All cannabis use permits for Type 11 distribution facilities shall be approved only if subject to all conditions of this section.

(a) A distributor shall not store noncannabis goods or noncannabis accessories that are to be sold to another party on any licensed premises. Additionally, a distributor shall not distribute noncannabis goods or noncannabis accessories at a licensed premises. For the purposes of this section, noncannabis goods are any goods that do not meet the definition of cannabis goods as defined in Section 5000(c) of the California Code of Regulations.

(b) After taking physical possession of a cannabis goods batch, the distributor shall contact a testing laboratory and arrange for a laboratory employee to come to the distributor's licensed premises to select a representative sample for laboratory testing.

(c) A distributor shall ensure that all cannabis goods batches are stored separately and distinctly from other cannabis goods batches on the distributor's premises.

(d) The distributor shall ensure that the batch size from which the sample is taken meets the requirements of State law, specifically the testing provisions within the California Code of Regulations.

(e) A distributor or an employee of the distributor shall be physically present to observe the laboratory employee obtain the sample of cannabis goods for testing and shall ensure that the increments are taken from throughout the batch. The sampling shall be video-recorded, and the recording kept available to State and local authorities for a minimum of one hundred eighty (180) days, pursuant to Section 5305 of the California Code of Regulations.

(f) A distributor shall not transport cannabis or cannabis products to a licensed retail facility until and unless it has verified that the cannabis or cannabis products have been tested and certified by a testing lab as being in compliance with State health and safety requirements pursuant to Sections 5705, 5710 and 5714 of the California Code of Regulations.

(g) Each facility that engages in distribution services shall carry a copy of the use permit in all vehicles that distribute cannabis.

The distributor shall be in compliance with State and local cannabis regulations at all times, including California Business and Professions Code Division 10 (Cannabis), as may be amended.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

Article 4. Operating Standards

14-53.401 Signs.

Notwithstanding other sections of this Code, exterior signage for the facility shall be limited to one (1) exterior building sign per business location in compliance with the following standards:

- (a) Signs may include only the name of the business and one (1) green cross.
- (b) Sign area may not exceed twenty (20) square feet, or one (1) square foot per linear frontage of the facility main building, whichever is less.
- (c) Signs may not have any reference, through symbols or language, to cannabis, with the exception of one (1) green cross.
- (d) Signs shall not be directly illuminated except during operating hours.
- (e) Signs shall also comply and be approved pursuant to Chapter 8-6.
- (f) A facility shall not print, publish, advertise, or disseminate in any way or by any means, other than a dedicated business Internet website accessible only through an age gate portal.
- (g) A facility may provide an entry in the telephone directory with the name, location, and phone number of the facility. Such directory entry may identify the business as a "cannabis facility." The telephone directory shall not include: pricing of products, details regarding specific cannabis products, or cannabis photography or graphics related to the cannabis plant or cannabis products.
- (h) Banners, sandwich boards, flags, billboards, placards, and persons waving signs are prohibited.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.402 Permissible delivery locations and customers.

Cannabis delivery businesses permitted to engage in delivery of cannabis and cannabis products inside the City of Watsonville are subject to the following requirements:

- (a) A licensed facility shall not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency.
- (b) A licensed facility shall comply with all requirements of State and local law pertaining to the cannabis permit and all subsequent policies, procedures and regulations which may be amended by the Community Development Department from time to time in order to enforce this chapter.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.403 Recordkeeping.

- (a) Each facility shall maintain an inventory control and reporting system to track and report on all aspects of the facility including, but not limited to, such matters as cannabis tracking, inventory data, and gross sales (by weight and sale) and shall ensure that such

information is compatible with the City's recordkeeping systems and complies with State law. The system must have the capability to produce historical transactional data for review by the City of Watsonville. All information provided to the City pursuant to this subsection shall be confidential and shall not be disclosed, except as otherwise may be required under the law. Such system must be authorized by the City Manager or their designee.

(b) Each applicant or permittee shall maintain at the premises all records and documents required by this chapter and all the information and records listed below:

- (1) The name, address, and telephone number(s) of the owner, landlord and/or lessee of the location;
- (2) The name, address, and telephone number of each patient and primary caregiver, along with a copy of the written documentation provided by each qualified patient designating his or her primary caregiver;
- (3) The name, business address, and telephone number of each attending physician who provided a physician's recommendation for any patient of the applicant or permittee;
- (4) The records of all qualified patients with a valid identification card and primary caregivers with a valid identification card may be maintained by the applicant or permittee using only the identification card number issued by the State pursuant to California Health and Safety Code Section [11362.7](#) et seq., in lieu of the information required by this section;
- (5) Complete and up-to-date records regarding the amount of cannabis cultivated, produced, harvested, stored, or packaged at its cultivation site;
- (6) Complete and up-to-date manifest records regarding cannabis transfers from the applicant or permittee's cultivation site to dispensing location(s), including the date and time of the transfer; the name and address of the cultivation facility and the name and address of the supplier if different from the cultivation facility; the amount, form, type, batch and lot number of cannabis transferred; the time of departure from the cultivation facility; the time of arrival at the dispensing location; the names of the employees distributing the product; and the name of the employee who received the product at the dispensing location;
- (7) Complete and up-to-date records documenting each transfer of cannabis from the applicant or permittee's dispensing location to patients including the amount provided, the form or product category in which the cannabis was provided, the date and time provided, the name of the employee making the transfer, and the amount of monetary or other transaction;
- (8) All receipts of the applicant or permittee, including but not limited to all contributions and all expenditures incurred by the applicant or permittee for the cultivation and dispensing of cannabis; and

(9) Records demonstrating compliance with State and Federal rules and regulations regarding reporting and taxation of income received.

(c) All cannabis facilities shall perform an inventory on the first business day of each month and shall record the total quantity of each form of cannabis on the premises.

(d) All records required by this section shall be maintained by the applicant or permittee for a period of seven (7) years and shall be made available by the applicant or permittee to the Zoning Administrator and any City official charged with enforcing the provisions of this Code upon request.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.404 Security.

(a) A permitted facility shall implement enough security measures to deter and prevent the unauthorized entrance into areas containing cannabis or cannabis products, and to deter and prevent the theft of cannabis or cannabis products at the facility. Except as may otherwise be determined by the City Manager or his/her designee(s), these security measures shall include, but shall not be limited to, all of the following:

- (1) Alarm system (perimeter, fire, and panic buttons).
- (2) Remote monitoring of alarm systems by licensed security professionals.
- (3) Perimeter lighting systems (including motion sensors) for after-hours security.
- (4) Perimeter security and lighting as approved by the Police Chief and Director of the Community Development Department or his/her designee.
- (5) Preventing individuals from remaining on the premises of the facility if they are not engaging in an activity directly related to the permitted operations of the facility.
- (6) Establishing limited access areas accessible only to authorized facility personnel.
- (7) Except for live growing plants which are being cultivated at a cultivation operation, all cannabis and cannabis products shall be stored in a secured and locked vault or vault equivalent. All safes and vaults shall be compliant with Underwriters Laboratories burglary-resistant and fire-resistant standards. All cannabis and cannabis products, including live plants that are being cultivated, shall be kept in a manner as to prevent diversion, theft, and loss.
- (8) Installing twenty-four (24) hour security surveillance cameras of at least HD-quality to monitor all entrances and exits to and from the premises, all interior spaces within the facility which are open and accessible to the public, all interior spaces where cannabis, cash or currency is being stored for any period of time on a regular basis and all interior spaces where diversion of cannabis could reasonably occur. All cameras shall record in color. All exterior cameras shall be in weatherproof enclosures, shall be located so as to minimize the possibility of vandalism, and shall have the capability to automatically switch to black and white in low light conditions.

The facility shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible by the City Manager or his/her designee(s), and that it is compatible with the City's software and hardware. In addition, remote and real-time, live access to the video footage from the cameras shall be provided to the City Manager or his/her designee(s). Video recordings shall be maintained for a minimum of ninety (90) days and shall be made available to the City Manager or his/her designee(s) upon request. Video shall be of sufficient quality for effective prosecution of any crime found to have occurred on the site of the facility and shall be capable of enlargement via projection or other means. Internet Protocol address information shall be provided to the Watsonville Police Department by the facility, to facilitate remote monitoring of security cameras by the Department or its designee.

(9) Sensors shall be installed to detect entry and exit from all secure areas and shall be monitored in real time by a security company licensed by the State of California Bureau of Security and Investigative Services.

(10) Panic buttons shall be installed in all facilities with direct notification to the Watsonville Police Department dispatch and shall be configured to immediately alert dispatch for the Watsonville Police Department.

(11) Having a professionally installed, maintained, and monitored real-time alarm system by a security company licensed by the State of California Department of Consumer Affairs Bureau of Security and Investigative Services.

(12) Any bars installed on the windows or the doors of the facility shall be installed only on the interior of the building.

(13) Security personnel shall be on site twenty-four (24) hours a day or alternative security as authorized by the City Manager or his/her designee(s), and must have a verified response security patrol when closed. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services personnel and shall be subject to the prior review and approval of the City Manager or his/her designee(s), with such approval not to be unreasonably withheld. Firearms may be carried by security personnel while they are on duty if authorized by the Chief of Police.

(14) Each facility shall have the capability to remain secure during a power outage and shall ensure that all access doors are not solely controlled by an electronic access panel to ensure that locks are not released during a power outage.

(15) Entrance areas are to be locked at all times and under the control of a designated responsible party that is either (i) an employee of the facility, or (ii) a licensed security professional.

(16) Each facility shall have an accounting software system in place to provide point-of-sale data as well as audit trails for both product and cash, where applicable.

(17) Each facility shall demonstrate to the Chief of Police, City Manager or their designees, compliance with the State's track and trace system for cannabis and cannabis products, as soon as it is operational.

(18) Each facility shall have a professionally installed video surveillance system, access control and intrusion alarm systems designed to protect the inventory, facility, and employees. Each business shall have network security protocols that are certified by Underwriters Laboratories.

(19) Exterior vegetation shall be planted, altered and maintained in a fashion that precludes its use as a hiding place for persons on the premises.

(20) Emergency access and emergency evacuation plans that are in compliance with State and local fire safety standards.

(b) Each facility shall identify a designated security representative/liaison to the City of Watsonville, who shall be reasonably available to meet with the City Manager or his/her designee(s) regarding any security related measures and/or operational issues. The designated security representative/liaison shall, on behalf of the cannabis facility, annually maintain a copy of the current security plan on the cannabis facility to present to the City Manager or his/her designee upon request that meets the following requirements:

(1) Confirms that a designated manager will be on duty during business hours and will be responsible for monitoring the behavior of employees.

(2) Identifies all managers of the cannabis facility and their contact phone numbers.

(3) Confirms that first aid supplies and operational fire extinguishers are in the service areas and the manager's office.

(4) Confirms that burglar, fire, and panic alarms are operational and monitored by a licensed security company twenty-four (24) hours a day, seven (7) days a week, and provides contact information for each licensed security company.

(5) Identify enough licensed, interior and exterior security personnel who will monitor individuals inside and outside the facility, the parking lot, and any adjacent property under the business' control.

(6) Confirm that the licensed security personnel shall regularly monitor the parking lot and any adjacent property to ensure that these areas are: (i) free of individuals loitering or causing a disturbance; (ii) are cleared of employees and their vehicles one-half (1/2) hour after closing.

(c) As part of the application and permitting process each facility shall have a storage and transportation plan, which describes in detail the procedures for safely and securely storing and transporting all cannabis, cannabis products, any hazardous materials that may be used by the business, and any currency.

(d) The facility shall cooperate with the City whenever the City Manager or his/her designee(s) makes a request, with or without prior notice, to inspect or audit the effectiveness of any security plan or of any other requirement of this chapter.

(e) A facility shall notify the City Manager or his/her designee(s) within twenty-four (24) hours after discovering any of the following:

(1) Significant discrepancies identified during inventory. The level of significance shall be determined by the regulations promulgated by the City Manager or his/her designee(s).

(2) Diversion, theft, loss, or any criminal activity involving the facility or any agent or employee of the facility.

(3) The loss or unauthorized alteration of records related to cannabis, customers or employees or agents of the facility.

(4) Any other breach of security.

(f) Compliance with the foregoing requirements shall be verified by the Zoning Administrator before commencing business operations. The Zoning Administrator may supplement these security requirements once operations begin upon request of the business owner.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.405 Video surveillance.

(a) Minimum Requirements. The following video surveillance requirements shall apply to all facilities:

(1) Prior to exercising the privileges of a facility, an applicant must install a fully operational video surveillance and security camera recording system. The recording system must record in digital format and meet the requirements of this chapter.

(2) All video surveillance records and recordings must be stored in a secure area that is only accessible to an applicant or permittee's management staff.

(3) Video surveillance records and recordings must be made available upon request to the Division, the relevant local licensing authority, or any other State or local law enforcement agency for a purpose authorized by the Municipal Code or for any other State or local law enforcement purpose.

(4) Video surveillance records and recordings of point-of-sale areas shall be held in confidence by all employees and representatives of the Division, except that the Division may provide such records and recordings to the relevant local licensing authority, or any other State or local law enforcement agency, for a purpose authorized by the Municipal Code or for any other State or local law enforcement purpose.

(b) Video Surveillance Equipment.

(1) Video surveillance equipment shall, at a minimum, consist of digital or network video recorders, cameras capable of meeting the recording requirements described in this rule, video monitors, digital archiving devices, and a color printer capable of delivering still photos.

(2) All video surveillance systems must be equipped with a failure notification system that provides prompt notification to the applicant or permittee of any prolonged surveillance interruption and/or the complete failure of the surveillance system.

(3) Permittees are responsible for ensuring that all surveillance equipment is properly functioning and maintained so that the playback quality is suitable for viewing and the surveillance equipment is capturing the identity of all individuals and activities in the monitored areas.

(4) All video surveillance equipment shall have sufficient battery backup to support a minimum of four (4) hours of recording in the event of a power outage.

(c) Placement of Cameras and Required Camera Coverage.

(1) Camera coverage is required for all limited access areas, point-of-sale areas, security rooms, all points of ingress and egress to limited access areas, all areas where cannabis or cannabis-infused product is displayed for sale, and all points of ingress/egress to the exterior of the licensed premises.

(2) Camera placement shall be capable of identifying activity occurring within twenty (20') feet of all points of ingress and egress and shall allow for the clear and certain identification of any individual and activities on the licensed premises.

(3) At each point-of-sale location, camera coverage must enable recording of the patients', caregivers' or customer(s)' and employee(s)' facial features with sufficient clarity to determine identity.

(4) All entrances and exits to the facility shall be recorded from both indoor and outdoor vantage points.

(5) The system shall be capable of recording all predetermined surveillance areas in any lighting conditions. If the licensed premises has a cannabis cultivation area, a rotating schedule of lighted conditions and zero-illumination can occur as long as ingress and egress points to flowering areas remain constantly illuminated for recording purposes.

(6) Areas where cannabis is grown, tested, cured, manufactured, or stored shall have camera placement in the room facing the primary entry door at a height which will provide a clear unobstructed view of activity without sight blockage from lighting hoods, fixtures, or other equipment.

(7) Cameras shall also be placed at each location where the following activities occur:

- (i) Weighing, packaging, transport, preparation, or tagging of cannabis or cannabis products.
 - (ii) Storage and counting of cash.
- (8) At least one (1) camera must be dedicated to record the access points to the secured surveillance recording area.
- (d) Location and Maintenance of Surveillance Equipment.
 - (1) The surveillance room or surveillance area shall be a limited access area.
 - (2) Surveillance recording equipment must be housed in a designated, locked and secured room or other enclosure with access limited to authorized employees, agents of the City, County and State for a purpose authorized by this Code or for any other State or local law enforcement purpose, and service personnel or contractors.
 - (3) Permittees must keep a current list of all authorized employees and service personnel who have access to the surveillance system and/or room on the licensed premises. Permittees must keep a surveillance equipment maintenance activity log on the licensed premises to record all service activity including the identity of the individual(s) performing the service, the service date and time and the reason for service to the surveillance system.
 - (4) Off-site monitoring and video recording storage of the licensed premises by the permittee or an independent third party is authorized as long as standards exercised at the remote location meet or exceed all standards for on-site monitoring.
 - (5) Each cannabis licensed premises located in a common or shared building must have a separate surveillance room/area that is dedicated to that specific licensed premises. Commonly owned facilities located in the same local jurisdiction may have one (1) central surveillance room located at one (1) of the commonly owned licensed premises which simultaneously serves all of the commonly owned facilities. The facility that does not house the central surveillance room is required to have a review station, printer, and map of camera placement on the premises. All minimum requirements for equipment and security standards as set forth in this section apply to the review station.
- (e) Video Recording and Retention Requirements.
 - (1) All camera views of all limited access areas must be continuously recorded twenty-four (24) hours a day. The use of motion detection is authorized when a permittee can demonstrate that monitored activities are adequately recorded.
 - (2) All surveillance recordings must be kept for a minimum of forty (40) days and be in a format that can be easily accessed for viewing. Video recordings must be archived in a format that ensures authentication of the recording as legitimately captured video and guarantees that no alteration of the recorded image has taken place.

(3) The permittee's surveillance system or equipment must have the capabilities to produce a color still photograph from any camera image, live or recorded, of the licensed premises.

(4) The date and time must be embedded on all surveillance recordings without significantly obscuring the picture. The date and time must be synchronized with any point-of-sale system.

(5) Time is to be measured in accordance with the official United States time established by the National Institute of Standards and Technology and the U.S. Naval Observatory in Pacific time.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.406 Identification badge display requirements.

(a) Each owner, manager and employee engaged in the cultivation, processing, manufacturing, delivery or dispensing of cannabis shall, at all times while engaged in the duties of his or her position for the collective, wear in plain sight, on his or her person and at chest level, a valid identification badge, issued by the Chief of Police, and containing such information, including a suitable photograph, as the Chief of Police may require.

(b) No owner, manager or employee engaged in the cultivation, processing, manufacturing, delivery or dispensing of cannabis shall engage in any activities with which he or she is registered, without first obtaining a valid identification badge.

(c) Identification badges shall expire one (1) year after issuance.

(d) Application for renewed identification badges shall be filed with the Chief of Police no later than thirty (30) days prior to the expiration of the current identification badge.

(e) Identification badges are the property of the City and shall be immediately collected by the facility and provided to the Chief of Police within twenty-four (24) hours of their expiration, or within twenty-four (24) hours of the termination of the employee's relationship with the owner, manager or individual member participating in the cultivation, processing, manufacturing, delivering or dispensing of cannabis. The applicant or permittee shall report any stolen or lost badges to the Chief of Police within forty-eight (48) hours of such loss or theft.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.407 Additional terms and conditions.

Based on the information set forth in the application, the Zoning Administrator or Planning Commission may impose reasonable terms and conditions on the proposed operations of the facility in addition to those specified in this chapter.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

Article 5. Enforcement

14-53.501 Compliance.

(a) All cannabis facilities shall pay any applicable sales, use, business or other tax, and all license, registration, or other fees pursuant to Federal, State, County, and local law, or any other regulatory agencies as applicable.

(b) All cannabis facilities and their related permittees or cooperatives shall fully comply with all the provisions of the Compassionate Use Act of 1996, the Medical Cannabis Program Act, the 2008 Attorney General Guidelines, MAUCRSA, any subsequently enacted State law or regulatory, licensing, or certification requirement, all applicable provisions of this Code, and any specific, additional operating procedures and measures as may be imposed as conditions of approval of the regulatory permit.

(c) Nothing in this chapter shall be construed as authorizing any actions which violate State or local law regarding the cultivation, transportation, manufacture, provision, sale, transfer, or disposition of cannabis.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.502 Inspections.

(a) The Zoning Administrator shall have the right to enter all cannabis facilities from time to time unannounced during the facility's hours of operation for the purpose of making reasonable inspections to observe and enforce compliance with this chapter, to inspect and copy records required to be maintained under this chapter, or to inspect and view recordings made by security cameras, all without requirement for a search warrant, subpoena, or court order.

(b) Nothing in this chapter requires the disclosure of any patient's private medical record.

(c) The Zoning Administrator may summarily suspend or revoke a cannabis regulatory permit, or disqualify an applicant from the registration process, or elect not to renew a regulatory permit if any of the following, singularly or in combination, occur:

(1) The Zoning Administrator determines that the facility has failed to comply with any requirement of this chapter or any condition of approval or a circumstance or situation has been created that would have permitted the Zoning Administrator to deny the regulatory permit pursuant to [Section 14-53.114](#);

(2) The permittee or facility has conducted itself or is being conducted in a manner that creates or results in a public nuisance;

(3) Ownership is changed without the new owners securing a regulatory permit;

(4) The applicant or permittee relocates to a different location or premises;

(5) The facility fails to allow inspection and/or copying of the security recordings, the activity logs and records required under this chapter, or the premises by authorized City officials;

(6) Applicant violates State law or rulemaking for the purpose of compliance with this chapter.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.503 Appeals.

Any decision regarding or pertaining to the regulatory permit process set forth in this chapter, or any action taken by the Zoning Administrator pursuant hereto, may be appealed per Section [14-10.1100](#) et seq.

(§ 1, Ord. 1404-20 (CM), eff. July 23, 2020)

14-53.504 Violation is misdemeanor.

As provided in Section 1-2.01, any violation of this chapter is a misdemeanor.

ORDINANCE NO. Introduction (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING CERTAIN SECTIONS OF CHAPTER 49 (CANNABIS EQUITY PROGRAM) OF TITLE 5 (PUBLIC WELFARE, MORALS, AND CONDUCT) OF THE WATSONVILLE MUNICIPAL CODE REGARDING THE CANNABIS EQUITY PROGRAM

WHEREAS, the revisions to Chapter 49 (Cannabis Equity Program) of Title 5 (Public Welfare, Morals, and Conduct) of the Watsonville Municipal Code will allow the City to competitively apply for Cannabis Equity state grant funding; and

WHEREAS, the revisions to Chapter 49 (Cannabis Equity Program) were developed with input from state officials who recommended amendments to certain sections of the Cannabis Equity Program; and

WHEREAS, on October 1, 2024, the Planning Commission of the City of Watsonville considered the proposed Ordinance and voted 4-0 to adopt Resolution No. 06-24 recommending the City Council adopt amendments to WMC Chapter 5-49 (Cannabis Equity Program) and

WHEREAS, the City Council has reviewed the Ordinance, held a public hearing thereon, and found the request to be consistent with the Findings required for a zoning text amendment pursuant to Section 14-12.807 of the Watsonville Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The above recitals are hereby declared to be true and correct findings of the City Council of the City of Watsonville.

SECTION 2. ENACTMENT.

Chapter 49 (Cannabis Equity Program) of Title 5 (Public Welfare, Morals, and Conduct) of the Watsonville Municipal Code is hereby amended by amending subsections (f), (g), and (h) of Section 5-49.02 (Definitions) to read in words and figures as follows:

**Chapter 5-49
CANNABIS EQUITY PROGRAM**

Sec. 5-49.02 Definitions

(f) “Permit” shall mean the written evidence of permission given by the permitting official for a licensee to engage in a commercial cannabis activity under Chapter 14-53. “Permit” does not mean “permit” within the meaning of the Permit Streamlining Act, and a permit does not constitute a permit that runs with the land on which a cannabis business sits.

(g) “Permittee” shall mean the person or entity holding a valid permit to engage in a commercial cannabis business under Chapter 14-53.

(h) “Permitting Official” shall mean the official appointed by the City Manager who is responsible for implementing the provisions of this chapter.

All other words and figures in Section 5-49.02 shall remain unchanged.

Chapter 49 (Cannabis Equity Program) of Title 5 (Public Welfare, Morals, and Conduct) of the Watsonville Municipal Code is hereby amended by amending subsection (3) of Section 5-49.04 (Eligibility Criteria) to strike out to read in words and figures as follows:

Sec. 5-49.04 Eligibility criteria

~~(3) Are at least fifty (50%) percent women owned businesses.~~

All other words and figures in Section 5-49.04 shall remain unchanged.

SECTION 3. ENVIRONMENTAL COMPLIANCE.

The provisions of this ordinance are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3). This section is the "common sense exemption" that states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. If the Lead Agency can determine with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Pursuant to this section, the proposed amendments and adjustments fit within the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment, because the proposed amendments and adjustments would primarily revise administrative processes relating to cannabis operator permits and renewal of those permits and minor regulatory amendments to the operation of cannabis businesses and would therefore not have a significant effect on the environment. The proposed amendments would also not have a significant effect on the environment because they are allowing commercial retail operations in existing commercial districts and therefore the proposed amendments would not have a significant effect on the environment and therefore the activity is not subject to CEQA.

SECTION 4. SEVERABILITY.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

SECTION 5. PUBLICATION.

This ordinance shall be published in the Watsonville Register-Pajaronian and/or Santa Cruz Sentinel in compliance with the provisions of the Charter of the City of Watsonville.

SECTION 6. EFFECTIVE DATE.

This ordinance shall be in force and take effect thirty (30) days after its final adoption.

ORDINANCE NO. Introduction (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING CERTAIN SECTIONS OF CHAPTER 53 (CANNABIS FACILITIES) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE REGARDING THE CANNABIS EQUITY PROGRAM

WHEREAS, the revisions to Chapter 14-53 (Cannabis Facilities) will allow the city to competitively apply for Cannabis Equity state grant funding; and

WHEREAS, the revisions to Chapter 14-53 (Cannabis Facilities) were developed with input from state officials who recommended amendments to certain sections of the Cannabis Equity Program; and

WHEREAS, on October 1, 2024, the Planning Commission of the City of Watsonville considered the proposed Ordinance and voted 4-0 to adopt Resolution No. 06-24 recommending the City Council adopt amendments to WMC Chapter 14-53 (Cannabis Facilities) and

WHEREAS, the City Council has reviewed the Ordinance, held a public hearing thereon, and found the request to be consistent with the Findings required for a zoning text amendment pursuant to Section 14-12.807 of the Watsonville Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. FINDINGS.

The above recitals are hereby declared to be true and correct findings of the City Council of the City of Watsonville.

SECTION 2. ENACTMENT.

Chapter 53 (Cannabis Facilities) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by amending subsection (c) of Section 14-53.106 (Permit Classes, Numbers and Locations) to strike out and to read in words and figures as follows:

**Chapter 14-53
CANNABIS FACILITIES**

Sec. 14-53.106 PERMIT CLASSES, NUMBERS AND LOCATION.

(c) The number of cannabis facilities in the City shall not exceed:

Cannabis Use Permit Classifications	Permitted Numbers of Cannabis Use Permits	
	Number of Equity Licenses	Maximum Facilities Allowed
Type 1A, 2A, or 3A (cultivation)	4	6
Type 6 or 7 (manufacturing)	4	15
Type 8 (testing)	4	No limit
Type 9 (nonstorefront retail)		7; only those cultivation and/or manufacturing permittees holding a valid City use permit shall be eligible to obtain a Type 9 cannabis use permit to sell only products cultivated/manufactured at their local Watsonville facility
Type 10 (storefront retail)	4	3
Type 11 (distribution)*	4	2 (standalone)
Processing	4	3

* Distribution shall be allowed in conjunction with a valid permit for cultivation, manufacturing, and/or processing license with approval of an administrative use permit.

A permittee may have only one (1) of each of the following classes of cannabis use permits:

License Type	Description
1A, 2A, or 3A	Cultivation
6 or 7	Manufacturing
9	Nonstorefront delivery

10	Retail
11	Distribution
	Cannabis processing

All other words and figures in Section 14-53.106 shall remain unchanged.

Chapter 53 (Cannabis Facilities) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by amending the title and subsection (a) of Section 14-53.107 (Cannabis Equity Use Permits Set-Aside) to read in words and figures as follows:

Sec. 14-53.107 CANNABIS EQUITY USE PERMITS SET-ASIDE

(a) For those deemed eligible to participate in the Cannabis Equity Program under Chapter [5-49](#) by the Cannabis Equity Officer, Such equity applications shall be processed in conformance with the provisions of this chapter with the following exceptions:

- (1) Entitlement permit fees for eligible equity applicants shall be waived.
- (2) Eligibility as an equity applicant shall be determined at any time.

All other words and figures in Section 14-53.107 shall remain unchanged.

SECTION 3. ENVIRONMENTAL COMPLIANCE.

The provisions of this ordinance are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3). This section is the "common sense exemption" that states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. If the Lead Agency can determine with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject

to CEQA. Pursuant to this section, the proposed amendments and adjustments fit within the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment, because the proposed amendments and adjustments would primarily revise administrative processes relating to cannabis operator permits and renewal of those permits and minor regulatory amendments to the operation of cannabis businesses and would therefore not have a significant effect on the environment. The proposed amendments would also not have a significant effect on the environment because they are allowing commercial retail operations in existing commercial districts and therefore the proposed amendments would not have a significant effect on the environment and therefore the activity is not subject to CEQA.

SECTION 4. SEVERABILITY.

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

SECTION 5. PUBLICATION.

This ordinance shall be published in the Watsonville Register-Pajaronian and/or Santa Cruz Sentinel in compliance with the provisions of the Charter of the City of Watsonville.

SECTION 6. EFFECTIVE DATE.

This ordinance shall be in force and take effect thirty (30) days after its final adoption.

Agenda Report



Watsonville
CALIFORNIA

MEETING DATE: Tuesday, October 22, 2024

TO: City Council

FROM: COMMUNITY DEVELOPMENT DIRECTOR MERRIAM
PRINCIPAL PLANNER ORBACH

SUBJECT: DENSITY BONUS, MAJOR SUBDIVISION, AND TENTATIVE MAP FOR A 13-LOT SUBDIVISION LOCATED AT 36 AIRPORT ROAD (APN: 015-391-19 & 20) AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES S

RECOMMENDED ACTION:

Adopt a resolution approving a Density Bonus and a resolution approving a Major Subdivision and Tentative Map (#PP2023-6034) for a new 13-lot subdivision located at 36 Airport Road (APN: 015-391-19 & 20) and finding the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 (In-Fill Exemption).

BASIC PROJECT DATA

APPLICATION NO.: PP2023-6034 **APN:** 015-391-20

LOCATION: 36 Airport Road

LOT SIZE: 41,556 square feet (0.954 acres)

PROJECT DESCRIPTION: Density Bonus, Major Subdivision, and Tentative Map for a New 13-Lot Single-Family Subdivision

GENERAL PLAN: Residential Medium Density

ZONING: Multiple Residential – Medium Density (RM-2)

SURROUNDING GENERAL PLAN/ZONING: Single-family residential development in the Residential Medium Density General Plan land use classification and the RM-2 zoning district

EXISTING USE: Vacant Land

PROPOSED USE: Major subdivision with 13 single-family residential units

SURROUNDING USES: Single-family residential uses

CEQA REVIEW: Class 32 categorical exemption as an in-fill development project.

APPLICANT: Bill Kempf, Architect
PROPERTY OWNER: Habitat for Humanity

BACKGROUND:

On September 26, 2006, the City Council of the City of Watsonville adopted Resolution No. 225-06 (CM), adopting a negative declaration with mitigation measures (PP2006-141), to allow for the construction of 19 single family units with a mini park on three parcels totaling 2.62 acres at 36, 42, and 54 Airport Road (APNs 015-391-20, -21, & -23).

Also on September 26, 2006, the City Council of the City of Watsonville adopted Resolution No.226-06 (CM), approving a Special Conditional Use Permit with Design Review (PP2006-141), to allow for the construction of 19 single family units with a mini park on three parcels totaling 2.62 acres at 36, 42, and 54 Airport Road (APNs 015-391-20, -21, & -23).

Also on September 26, 2006, the City Council of the City of Watsonville adopted Resolution No.227-06 (CM), approving a tentative subdivision map, Tract No. 1518 (PP2006-141), to allow for the construction of 19 single family units with a mini park on three parcels totaling 2.62 acres at 36, 42, and 54 Airport Road (APNs 015-391-20, -21, & -23).

On February 12, 2008, the City Council of the City of Watsonville adopted Resolution No. 24-08 (CM), to allow for a modification and one year time extension (PP2007-371) to Tentative Tract Map No. 1518 and three phase construction of 19 single family units cluster lot subdivision with a mini park on three parcels totaling 2.62 acres at 36, 42, and 54 Airport Road (APNs 015-391-20, -21, & -23).

On November 13, 2018, the City Council of the City of Watsonville adopted Resolution No. 4-18 (SHA), in its capacity as the successor to the housing assets and functions to the former redevelopment agency of the City of Watsonville: 1) approving disposition and development agreement (36 Airport Road) between the successor housing agency to the former redevelopment agency of the City of Watsonville and Habitat for Humanity Monterey Bay, a corporation, for the sale and development of 36 Airport Road (APN: 015-391-20) as an affordable, self-help, single-family, home ownership development; 2) making certain findings pursuant to Health and Safety Code section 33433 in connection therewith; and 3) authorizing and directing the City Manager to execute all documents with clarifying and/or non-substantive modifications, necessary to implement agreement.

On January 13, 2023, Bill Kempf, applicant, on behalf of Habitat for Humanity, property owner, submitted a Pre-Application for the construction of 13 new one- and two-story single-family residences on a vacant parcel located at 36 Airport Road (PP2023-5028). Staff issued the Pre-Application letter for Pre-Application PP2023-5028 on April 20, 2023.

On August 30, 2023, Bill Kempf, applicant, on behalf of Habitat for Humanity, property owner, submitted an application for an Administrative Use Permit, Major Subdivision, and Tentative Map for a new affordable single-family residential development with 13 units located at 36 Airport Road (PP2023-6034). Additionally, the Applicant is requesting certain concessions and waivers based on State Density Bonus Law because the Applicant will be providing one affordable unit.

On October 1, 2024, the Planning Commission adopted Resolution 9-24 (PC) approving an Administrative Use Permit and recommending to the City Council approval of a Density Bonus, Major Subdivision, and Tentative Map (PP2023-6034) for the construction of a 13-unit subdivision located at 36 Airport Road (APN: 015-391-20 & 19).

PROCESS

Pursuant to [WMC Section 13-4.09\(c\)\(1\)](#), the City Council shall approve, conditionally approve, or deny the tentative map within the thirty (30) day period following the filing of the Planning Commission's report on the tentative map and may modify or delete any of the conditions of approval recommended by the Planning Commission in its report (except conditions required by ordinance related to the public health and safety) or may add requirements as conditions of approval. The City Council may not approve a tentative map unless it makes all of the findings in [WMC Section 13-4.09\(d\)](#).

Pursuant to [WMC Section 14-47.140\(a\)](#), upon review and recommendation by the Planning Commission, the City Council shall adopt a resolution for a Density Bonus pursuant to Chapter 14-47. Before approving an application for a Density Bonus, the City Council shall make all of the findings located in [WMC Section 14-47.140\(b\)](#).

STANDARD OF REVIEW

The decision regarding whether to approve a Density Bonus, Major Subdivision, and Tentative Map is adjudicative and requires environmental review. For more information on standard of review and process, see the [Standard of Review and Process Overview](#) on the City website.

DISCUSSION:

Existing Site

Assessors' Parcel 015-391-20 is 0.954 acres (41,556 sq. ft.). The project scope of work also includes Assessor's Parcel 015-391-19, which is the Evan Court roadway parcel. The roadway parcel will only be subject to roadway and pedestrian improvements. The project site is designated Residential Medium Density on the General Plan Land Use Map and is within the RM-2 Multiple Residential – Medium Density Zoning District. The site is currently vacant and surrounded by single-family residential parcels.



FIGURE 2 Aerial view of the project site and surrounding area
Source: Santa Cruz County GIS, 2020

Proposed Project

The proposed project involves subdividing the existing parcel into thirteen lots, with a proposed 48-foot-wide public right of way (including sidewalks, curb, and gutter) to provide access and a six-foot-wide public utilities easement to provide the extension of public utilities. A new sidewalk with curb and gutter would extend along the roadway along both sides of the extension of Evan Court/Evan Circle and along the project frontage on Airport Road. The plans indicate that the development would consist of five pairs of attached two-story townhouse-style single-family homes for ten units (Lots 2-9, 12, & 13), two two-story detached single-family homes (Lots 1 & 10), and one one-story single-family residence (Lot 11). Lot sizes are proposed to vary in size from 2,049 to 2,990 square feet. Lots 1-10 and Lot 13 would contain two off-street tandem parking spaces and Lots 11 and 12 would contain two side-by-side parking spaces in front of the buildings. All parking spaces would be accessed from Evan Court/Evan Circle.

Lots 2 - 9 would include the same two-story floor plan with 1,318-square-foot attached units with 3 bedrooms and 2 bathrooms.

Lots 1 and 10 would include the same two-story floor plan (albeit inverted) with 1,153-square-foot detached units with 2 bedrooms and 1 ½ bathrooms.

Lot 11 would include a 1,182-square-foot, one-story, detached single-family dwelling unit with 3 bedrooms and 2 bathrooms. This unit would be fully accessible.

Lots 12 and 13 would include two 1,318-square-foot, two-story, attached single-family dwelling units with 3 bedrooms and 2 bathrooms. The unit on Lot 12 would be adaptable.

Per Government Code Section 65915(d)(2)(D), a project providing 100% of all units in a development for lower income households shall receive five (5) incentives or concessions.

The applicant is proposing a 100% affordable development with 13 low income units, which will be built in distinct phases including volunteer construction work. The applicant has requested three concessions and five waivers, including:

Concessions:

1. Reduced Minimum Lot Sizes ([WMC §14-16.304](#))
2. Reduced Minimum Frontage ([WMC §14-16.304](#))
3. Reduced Minimum Side Yard Setbacks ([WMC §14-16.304](#))

Waivers:

1. Remove covered parking requirement ([WMC §14-17.201\(a\)\(1\)\(i\)](#))
2. Tandem parking restriction excluding parking spaces in the front setback area from being used for required parking ([WMC §14-17.201\(a\)\(1\)\(ii\)](#))
3. 20-foot front yard setback ([WMC §14-16.304](#))
4. 20-foot setback from sidewalk ([WMC §14-16.304](#))
5. 20-foot rear yard setback ([WMC §14-16.304](#))

Per Government Code Section 65915(e)(1), the City cannot apply any development standard that will have the effect of physically precluding the construction of a development providing affordable housing units at the levels described in Government Code Section 65915(b). An applicant may submit to the City a proposal for waivers or reductions of any development standards that will have the effect of physically precluding the construction of the development. The City can only deny waiver requests if they would not have a specific adverse impact upon health and safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. The proposed waivers would not have a specific adverse impact upon health and safety, and for which there is no feasible

method to satisfactorily mitigate or avoid the specific adverse impact. Therefore, City staff recommends approval of the requested waivers.

General Plan Consistency

The proposed project is consistent with the following 2005 General Plan goals, policies, and implementation measures, as supported by Staff analysis below.

- **Goal 4.2 Neighborhoods** – Conserve and improve the living environment of existing Watsonville neighborhoods.

Staff Analysis: The proposed project will improve Evan Court by repaving it and adding new curb, gutter, and sidewalk to the south side of the street and connect it, via another pending development, to Evan Circle. The project will also connect existing sidewalks to the north and south along Airport Road by adding curb, gutter, and sidewalk along the property's Airport Road frontage.

- **Goal 4.7 Land Use Suitability** – Ensure that the orderly development of land for the needs of the existing and projected population within the City limit and Sphere of Influence is based on the land's overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities, physical and financial constraints; and/or growth inducing impacts.

Staff Analysis: The property has a General Plan land use designation of Multiple-Residential-Medium Density (RM-2), which is meant to accommodate residential development at a density of up to 13.99 dwelling units per acre (du/acre). The proposed project has a density of 13.63 du/acre, compliant with the intended density for the RM-2 land use. In addition, the development review process verified that suitable public facilities, services, and utilities are either accessible at the site or will be connected to the site as part of the development.

- **Policy 4.G Land Use Suitability** – The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.

Staff Analysis: The property has a General Plan land use designation of Multiple-Residential-Medium Density (RM-2), which is meant to accommodate residential development at a density of up to 13.99 dwelling units per acre (du/acre). The proposed project has a density of 13.63 du/acre, compliant with the intended density for the RM-2 land use. The proposed project site is surrounded by existing and proposed urban residential uses and is therefore well-suited for the proposed residential use.

- **Policy 4.A.2 Land Use Compatibility** – The city shall monitor housing production to ensure compatibility with surrounding land uses.

Staff Analysis: The proposed project site is surrounded by existing and proposed

residential development and is therefore compatible with the surrounding land uses.

- **Implementation Measure 4.G.2** – The City, through the development review process, shall consider higher densities on those lands found to be least affected by physical, policy, or economic constraints.

Staff Analysis: The property has a General Plan land use designation of Multiple-Residential-Medium Density (RM-2), which is meant to accommodate residential development at a density of up to 13.99 dwelling units per acre (du/acre). The proposed project has a density of 13.63 du/acre, compliant with the intended density for the RM-2 land use.

Zoning Code Consistency

With the concessions and waivers allowed under State Density Bonus Law, the project complies with the RM-2 development standards in [WMC Section 14-16.304](#) as shown below.

Development Standard	Permitted	Proposed
Minimum Lot Size	Interior - 5,000 sq. ft. Exterior – 6,500 sq. ft.	2,049-2,990 sq. ft. (Concession)
Frontage (Lot Width)	Interior - 50 ft. Exterior – 65 ft.	27’ – 41’ (Concession)
Front Setback	20’	10’ – 20’ (Waiver)
Rear Setback	20’	11 ft. – 14’ 6” (Waiver)
Distance to Rear of Sidewalk	20’	10’ – 20’ (Waiver)
Side Setback - Interior	5’	0’ – 5’ (Concession)
Side Setback - Exterior	10’	6’ (Waiver)
Height	28’	25’-6”
Max. Lot Coverage	50%	34.0% - 44.9%

Density Bonus – Required Findings

Pursuant to WMC Section 14-47.140(b), before approving an application for a Density Bonus, the Council shall make certain findings. Those findings are listed below with staff analysis.

1. The application is eligible for a Density Bonus and any concessions, or incentives requested if conforms to all standards included in this Chapter and includes a financing mechanism for all implementation and monitoring costs;

Staff Analysis: The Density Bonus application has been reviewed and is eligible for a Density Bonus and the three requested concessions and five requested waivers, conforms to all standards in Chapter 14-47, and includes a financing mechanism for all implementation and monitoring costs.

2. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions based upon appropriate financial analysis and documentation as described in Section 14-47.130 of this Chapter;

Staff Analysis: The requested concessions and waivers will result in identifiable, financially sufficient, and actual cost reductions based on appropriate financial analysis and documentation.

3. If the Density Bonus is based all or in part on donation of land, the approval body has made the findings included in Section 14-47.070(c) of this Chapter;

Staff Analysis: The Density Bonus is not based all or in part on donation of land, so this finding is not applicable.

4. If the Density Bonus, incentive, or concession is based all or in part on the inclusion of a Day Care Center, the approval body has made the findings required by Section 14-47.080(b) of this Chapter;

Staff Analysis: The Density Bonus is not based all or in part on the inclusion of a Day Care Center, so this finding is not applicable.

5. A Density Bonus Housing Agreement in recordable form has been signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of this Chapter and the Density Bonus Program Guidelines.

Staff Analysis: Per the City's standard procedures related to deed-restricted affordable units, a condition of approval (Condition #16) has been included Exhibit D stating that a Density Bonus/Affordable Housing Agreement in recordable form shall be approved by City Council and signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of Chapter 14-47 and the Density Bonus Program Guidelines prior to issuance of a building permit.

These Findings are included in Exhibit A of the density bonus resolution.

Tentative Map - Required Findings

Pursuant to WMC Section 13-4.09(d), the City Council may not approve a tentative map unless it makes certain findings. Those findings are listed below with staff analysis.

1. The proposed map is consistent with the general plan or any applicable specific plan, the zoning code, this chapter, the Subdivision Map Act, and other applicable provisions of this code.

Staff Analysis: The proposed 13-unit subdivision complies with the general plan land use classification map because it falls within the density range identified for the Residential Medium Density land use classification, and with the concessions and

waivers granted under State Density Bonus Law, the subdivision is consistent with the zoning map and zoning code for the Multiple Residential-Medium Density (RM-2) zoning district, the Subdivision Map Act, and all other provisions of this code.

2. The design or improvement of the proposed subdivision is consistent with the general plan and any applicable specific plan.

Staff Analysis: The proposed use is consistent with the following General Plan goals, policies, and implementation measures: Goal 4.2, Goal 4.7, Policy 4.G, Policy 4.A.2, and Implementation Measure 4.G.2.

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

Staff Analysis: The site is vacant and relatively flat, and is therefore physically suitable for the proposed type of development.

4. The site is physically suitable for the proposed density of development.

Staff Analysis: With the concessions and waivers granted under State Density Bonus Law, the site is physically suitable for the proposed density of development.

5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Staff Analysis: There are no sensitive environmental areas on or near the proposed project site, so the design of the proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Staff Analysis: The proposed subdivision, with the concessions and waivers granted under State Density Bonus Law, complies with the development standards of the RM-2 zoning district, is surrounded by existing single-family residential neighborhoods, and qualifies for a categorical exemption from CEQA review as in-fill development. It is therefore not likely to cause serious public health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Staff Analysis: The proposed subdivision does not conflict with any existing easements for access through or use of property within the proposed subdivision.

8. The waste discharge from the proposed subdivision into a community sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board (RWQB).

Staff Analysis: The sewer system in the adjacent public right of way has adequate capacity to accommodate the additional load from the proposed subdivision and there are no existing RWQCB violations in the area. Therefore, the waste discharge from the proposed subdivision into the community sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board.

9. If the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the tentative map.

Staff Analysis: The land is not subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act.

10. If the tentative map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the tentative map.

Staff Analysis: The tentative map is not subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act.

These findings are included in Exhibit A, the tentative map conditions of approval are included in Exhibit B, and the tentative map is included in Exhibit C of the tentative map resolution.

Environmental Review

As an in-fill development project, the proposed project qualifies for a Class 32 categorical exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations Title 14 Section 15332. The project meets the conditions of Section 15332, including: the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Additionally, none of the exceptions in section 15300.2 apply: the project is not located on an environmental resource of hazardous or critical concern; there would not be a cumulative impact from successive projects of the same type in the same place; there is no evidence that there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances; the project is not located near a scenic highway or on a hazardous waste site or on a historical resource.

STRATEGIC PLAN:

The proposed 13-lot subdivision located at 36 Airport Road and the associated improvements will provide thirteen new affordable for-sale housing units and provide new infrastructure connecting Evan Court and Evan Circle, including new street, curb, gutter, sidewalks, and an extension of the stormwater infrastructure in Airport Road. Therefore, the project supports the following Strategic Plan priorities.

2-Infrastructure & Environment

3-Housing

FINANCIAL IMPACT:

The proposed project has no fiscal impact other than an increase in property tax revenue due to site improvements.

ALTERNATIVE ACTION:

The City Council could deny the application for a Density Bonus, Major Subdivision, and Tentative Map.

ATTACHMENTS:

1. Project Plan Set – 36 Airport Road (PP2023-6034)

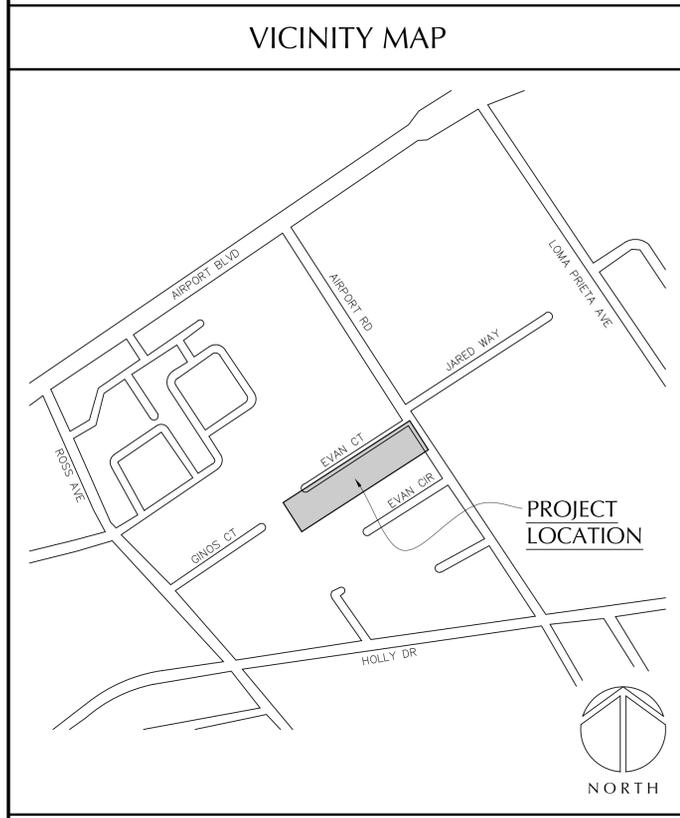
NEW RESIDENTIAL DEVELOPMENT FOR:

HABITAT FOR HUMANITY MONTEREY BAY

AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA



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VICINITY MAP

CONSULTANTS

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SANTA CRUZ, CA 95060
BILL KEMPF: 831 459-0951

CIVIL ENGINEER: BOWMAN & WILLIAMS
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073
JOEL RICCA: 831 426-3560

LANDSCAPE ARCHITECT: mbLA
P.O. BOX 328
APTOS, CA 95001
MEGAN BISHOP: 831 818-9227

GEOTECHNICAL ENGINEER: HARO KASUNICH & ASSOCIATES, INC.
116 EAST LAKE AVENUE
WATSONVILLE, CA 95076
MOSES CUPRILL: 831 722-4175

CONSULTANTS

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PROJECT SUMMARY

AFFORDABLE HOUSING UNIT REQUIREMENTS
PER CITY OF WATSONVILLE ORDINANCE 14-46.040

RESIDENTIAL 'FOR SALE' DEVELOPMENTS IN THE CITY OF WATSONVILLE THAT CREATE 7-50 NEW DWELLING UNITS SHALL PROVIDE FIFTEEN PERCENT OF THE DWELLING UNITS AS AFFORDABLE HOUSING UNITS, WHICH SHALL BE MADE AVAILABLE TO THE FOLLOWING REQUIRED COMPONENTS:

- 5% ABOVE MODERATE INCOME
- 5% MODERATE INCOME
- 5% MEDIAN INCOME

ORDINANCE SUB-SECTION (d) STATES:
FEDERAL, STATE AND AGENCY ASSISTED HOUSING PROJECTS, AFFORDABLE HOUSING PROJECTS, FUNDED THROUGH FEDERAL AND STATE HOUSING PROGRAMS, OR ASSISTED BY THE REDEVELOPMENT AGENCY PURSUANT TO AN OWNER PARTICIPATION AGREEMENT OR DISPOSITION AND DEVELOPMENT AGREEMENT, WHOSE PERCENTAGE OF RENT OR PRICE RESTRICTED UNITS MEET OR EXCEED THAT REQUIRED BY THIS CHAPTER, THEREBY SATISFY THE REQUIREMENTS OF THIS CHAPTER IN ITS ENTIRETY.

NOTE: A 100% AFFORDABLE HOUSING DEVELOPMENT IS PROPOSED.

DENSITY BONUS CALCULATION
PER CALIFORNIA DENSITY BONUS LAW

AFFORDABLE DENSITY BONUS:
AN 80% BONUS IS AVAILABLE TO 100% AFFORDABLE DEVELOPMENTS

THE CURRENT ZONING IS RM-2 AND A 'STANDARD LOT SUBDIVISION' IS PROPOSED

USING EXISTING ZONING (RM-2, STANDARD LOT SUBDIVISION)

- MINIMUM LOT SIZE: 5,000 SF
- GROSS LOT AREA: 41,560 SF
- ROW AREA: 12,912 SF
- NET AREA: 28,648 SF
- UNITS ALLOWED: 28,648 / 5,000 = 5.729 UNITS

5 SFD DWELLING UNITS ALLOWED W/OUT DENSITY BONUSES (NO ROUNDING UP)

USING GENERAL PLAN DENSITY OF 13.99 DWELLING UNITS PER ACRE & APPLYING DENSITY BONUS

- NET LOT AREA: 28,648 SF
- NET LOT AREA IN ACRES: 28,648 / 43,560 = 0.657 ACRES
- DWELLING UNITS: 13.99 X 0.657 = 9.19 (ROUNDS UP TO 10 DU)
- DENSITY BONUS: 80% FOR A FULLY AFFORDABLE PROJECT
- 10 DU X 1.8: 18 DWELLING UNITS ALLOWED

13 AFFORDABLE 'FOR SALE' RESIDENTIAL UNITS ARE PROPOSED IN THE DEVELOPMENT AT THE LOW INCOME LEVEL

CONCESSIONS GRANTED DUE TO AFFORDABLE UNITS
100% AFFORDABLE DEVELOPMENTS ARE ENTITLED TO FOUR INCENTIVES OR CONCESSIONS.

INCENTIVES REQUESTED:
NONE

CONCESSIONS REQUESTED:
#1 - REDUCE MINIMUM LOT SIZES
#2 - REDUCE MINIMUM LOT WIDTHS
#3 - REDUCE MINIMUM SIDE YARD SETBACK

WAIVERS REQUESTED:
#1 - REMOVE THE COVERED PARKING REQUIREMENT IN 14-17.201(A)
#2 - REMOVE THE TANDEM PARKING RESTRICTION EXCLUDING PARKING SPACES IN THE FRONT YARD SETBACK FROM BEING USED FOR REQUIRED PARKING IN 14-17.201(A)
#3 - REDUCE FRONT YARD SETBACK FROM 20' TO 10'
#4 - REDUCE 20' SETBACK TO SIDEWALK DOWN TO 10'
#5 - REDUCE REAR YARD SETBACK FROM 20' TO 12'-14'

PROJECT SUMMARY

PROJECT DATA

OWNER: HABITAT FOR HUMANITY MONTEREY BAY
108 MAGNOLIA STREET
SANTA CRUZ, CA 95062
SATISH RISHI: 831 469-4663 x11

ASSESSORS PARCEL NUMBER: 015-391-20 DEVELOPMENT PARCEL
015-391-19 PARCEL 'F' EVAN COURT

PROJECT SITE: 36 AIRPORT ROAD AT EVAN COURT
WATSONVILLE, CALIFORNIA

ZONING: RM-2 (MULTI-RES. MEDIUM DENSITY)

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: TYPE V-B (SPRINKLERRED)

PROJECT DESCRIPTION:
NEW 13 UNIT AFFORDABLE HOUSING DEVELOPMENT ON AN EXISTING VACANT PARCEL CONSISTING OF DUPLEX AND SINGLE-FAMILY RESIDENCES. THIS PROJECT MEETS THE CONDITIONS OF SB330.

THE PROJECT IS DESIGNED TO COMPLY WITH 2022 CBC SECTION 11B-233.3.
A. UNIT 11 WILL BE FULLY ACCESSIBLE.
B. UNIT 12 WILL BE ADAPTABLE.

PROJECT DATA

AREA CALCULATIONS

GROSS LOT AREA: 41,560 S.F.

R.O.W. AREA: 12,912 S.F.

LOT No.	LOT AREA:	HEATED AREA:	LOT COVERAGE:
LOT 1:	2,325 S.F.	1,153 S.F.	790 SF (34.0%)
LOT 2:	2,049 S.F.	1,318 S.F.	920 SF (44.9%)
LOT 3:	2,049 S.F.	1,318 S.F.	920 SF (44.9%)
LOT 4:	2,049 S.F.	1,318 S.F.	920 SF (44.9%)
LOT 5:	2,049 S.F.	1,318 S.F.	920 SF (44.9%)
LOT 6:	2,049 S.F.	1,318 S.F.	920 SF (44.9%)
LOT 7:	2,049 S.F.	1,318 S.F.	920 SF (44.9%)
LOT 8:	2,049 S.F.	1,318 S.F.	920 SF (44.9%)
LOT 9:	2,049 S.F.	1,318 S.F.	920 SF (44.9%)
LOT 10:	2,085 S.F.	1,153 S.F.	790 SF (37.9%)
LOT 11:	2,990 S.F.	1,182 S.F.	1,260 SF (42.1%)
LOT 12:	2,317 S.F.	1,318 S.F.	920 SF (39.7%)
LOT 13:	2,683 S.F.	1,318 S.F.	920 SF (34.3%)
TOTAL:	28,792 S.F.	16,668 S.F.	

NOTE: AREAS REFLECT TENTATIVE MAP DATED 6/7/2024

AREA CALCULATIONS

NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
VICINITY MAP, PROJECT SUMMARY & DATA

DRAWING DATE:	JULY 25, 2023
A.P.N.:	015-391-20
CLIENT NAME:	HABITAT FOR HUMANITY
PROJECT NAME:	HABITAT - EVAN CIRCLE

REVISIONS		
No.	DESCRIPTION	DATE
Δ	ZONING REV 1	2/28/24
Δ	ZONING REV 2	6/7/24

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A1.1



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
PROPOSED DEVELOPMENT PLAN

DRAWING DATE:	JULY 25, 2023
A.P.N.:	015-391-20
CLIENT NAME:	HABITAT FOR HUMANITY
PROJECT NAME:	HABITAT - EVAN CIRCLE

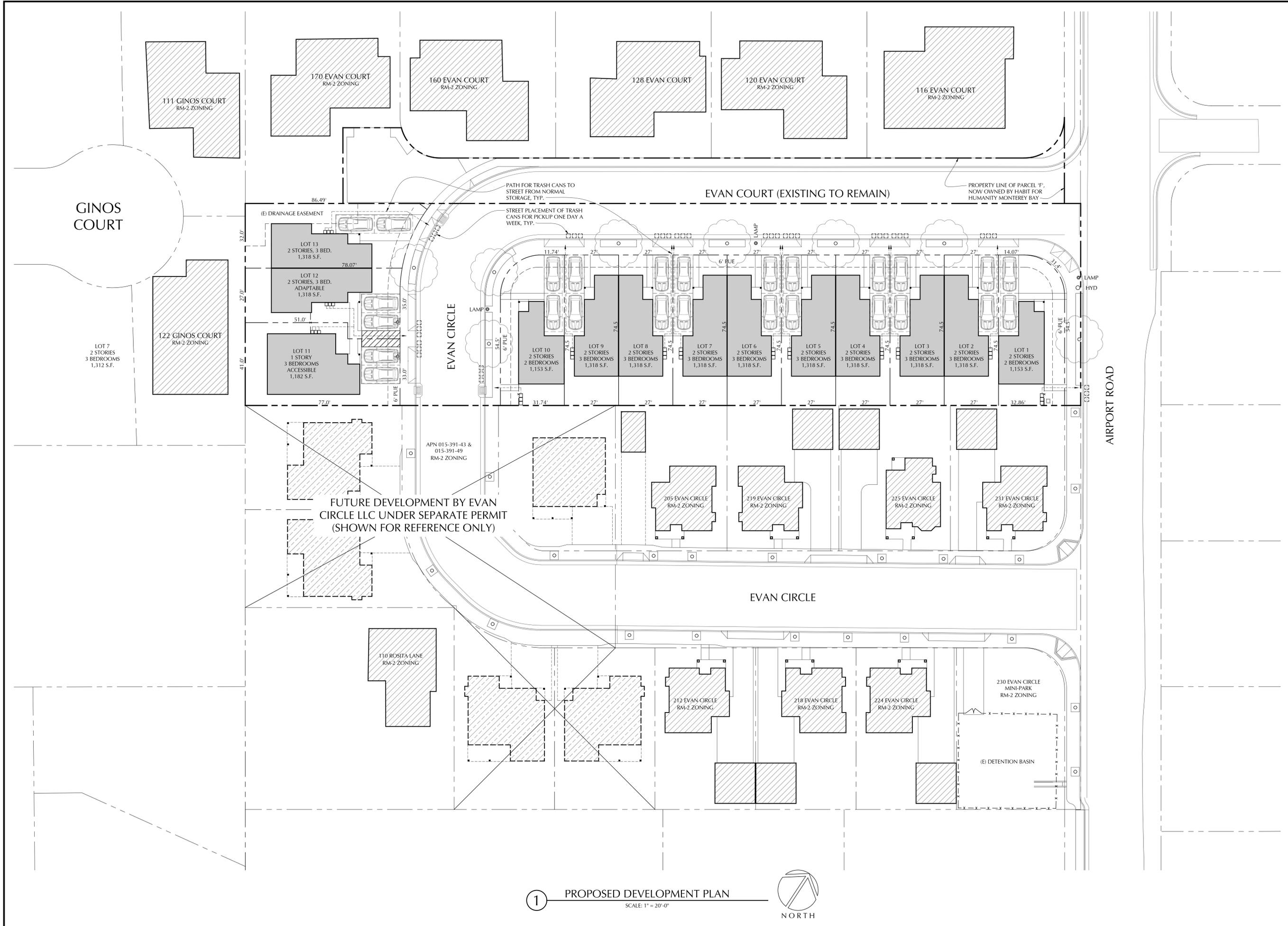
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△	ZONING REV 2	6/7/24

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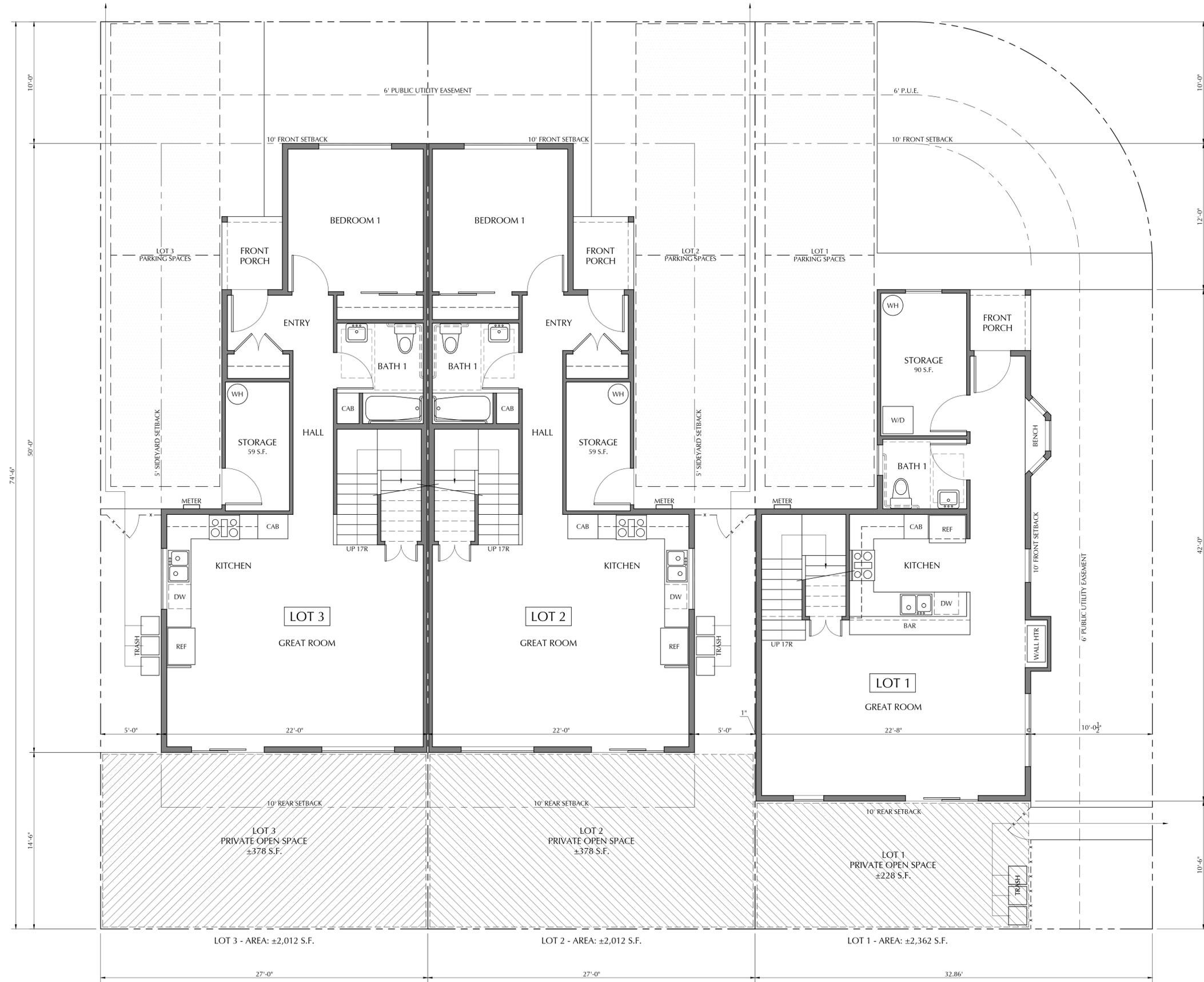
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SHEET
A2.1



1 PROPOSED DEVELOPMENT PLAN
SCALE: 1" = 20'-0"
NORTH

EVAN COURT



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
SITE & FIRST FLOOR PLANS - LOTS 1-3

DRAWING DATE: JULY 25, 2023

A.P.N.: 015-391-20

CLIENT NAME: HABITAT FOR HUMANITY

PROJECT NAME: HABITAT - EVAN CIRCLE

No.	DESCRIPTION	DATE
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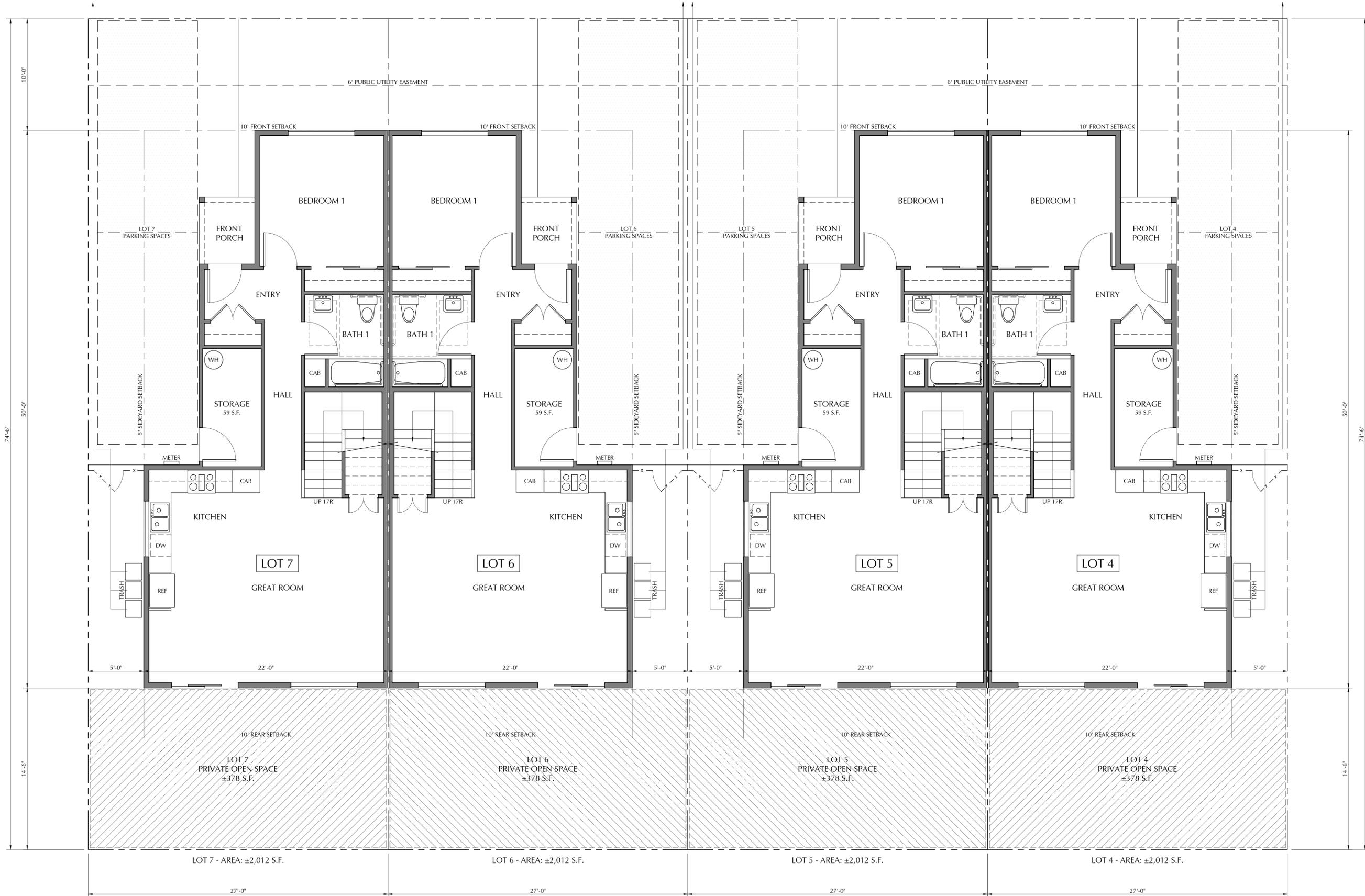
SHEET

A3.1

1 SITE & FIRST FLOOR PLANS
SCALE: 1/4"=1'-0"

NORTH

EVAN COURT



1

SITE & FIRST FLOOR PLANS

SCALE: 1/4"=1'-0"



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NEW RESIDENTIAL DEVELOPMENT FOR
 HABITAT FOR HUMANITY MONTEREY BAY
 AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
 SITE & FIRST FLOOR PLANS - LOTS 4-7

DRAWING DATE:		JULY 25, 2023
A.P.N.:		015-391-20
CLIENT NAME:		HABITAT FOR HUMANITY
PROJECT NAME:		HABITAT - EVAN CIRCLE

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2	ZONING REV 2	6/7/24

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SHEET
A3.2



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
SITE & FIRST FLOOR PLANS - LOTS 8-10

DRAWING DATE: JULY 25, 2023

A.P.N.: 015-391-20

CLIENT NAME: HABITAT FOR HUMANITY

PROJECT NAME: HABITAT - EVAN CIRCLE

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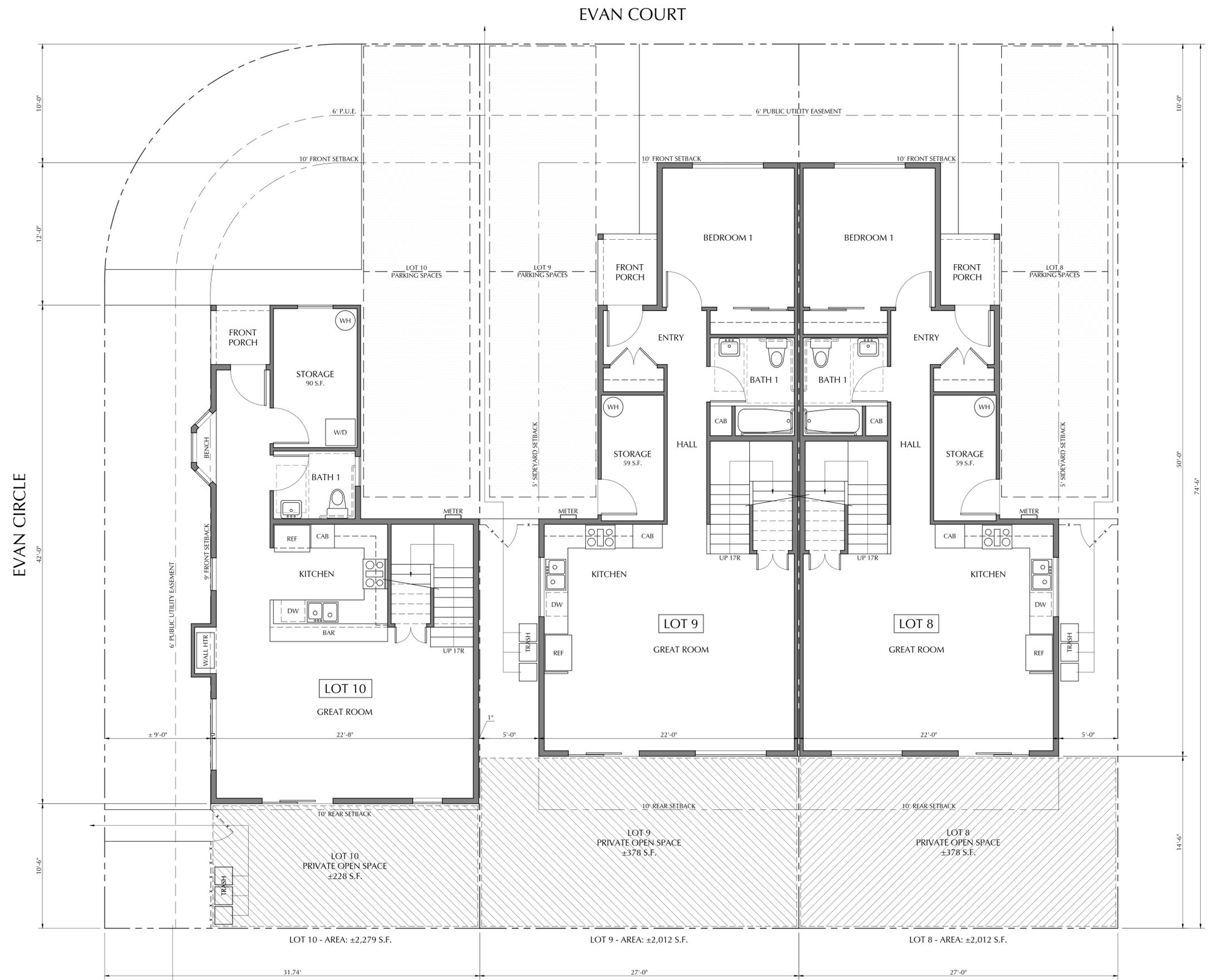
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SHEET
A3.3



1 SITE & FIRST FLOOR PLANS
SCALE: 1/4"=1'-0"
NORTH



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
SITE & FIRST FLOOR PLAN - LOT 11

DRAWING DATE:
JULY 25, 2023
A.P.N.:
015-391-20
CLIENT NAME:
HABITAT FOR HUMANITY
PROJECT NAME:
HABITAT - EVAN CIRCLE

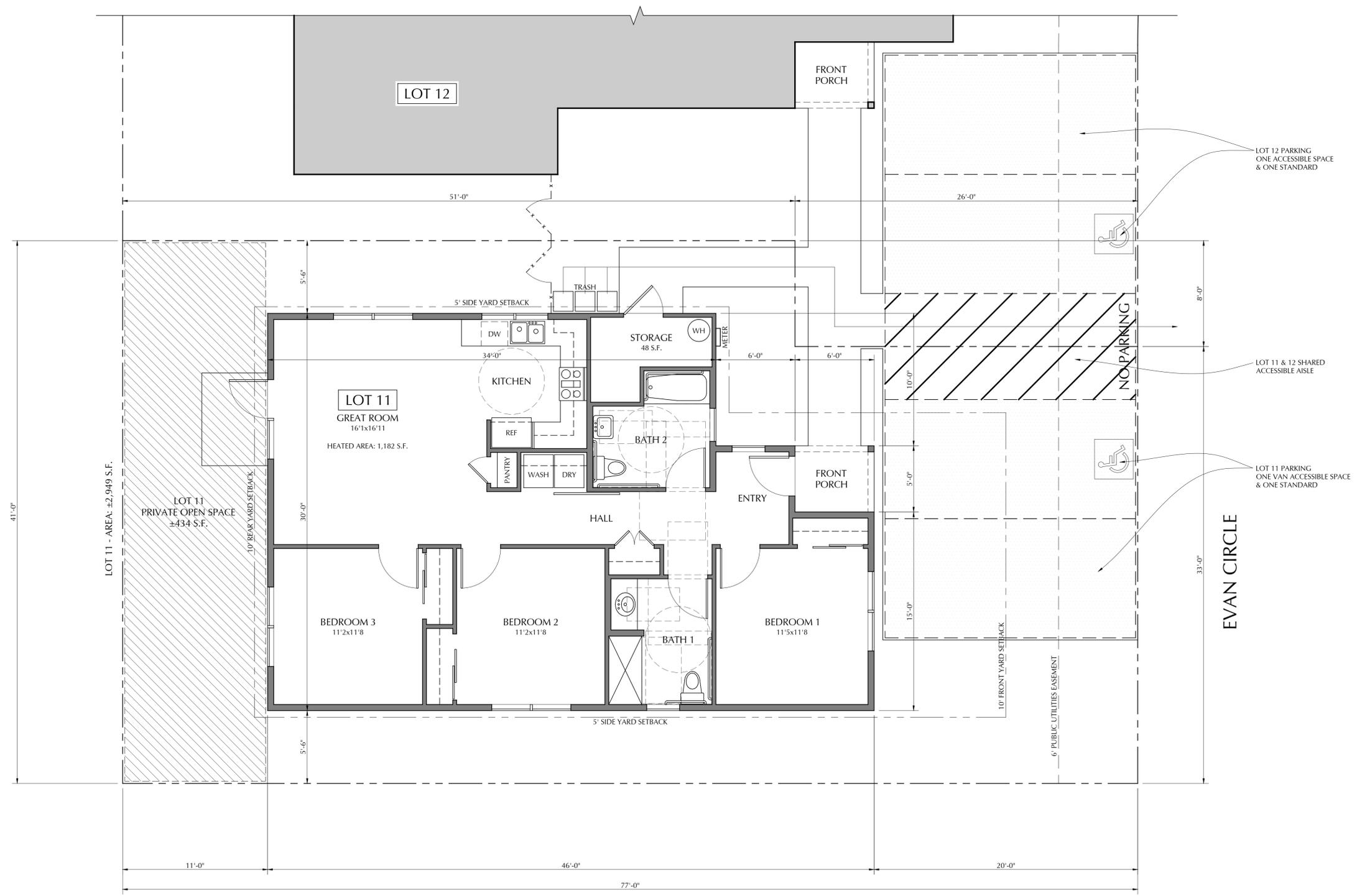
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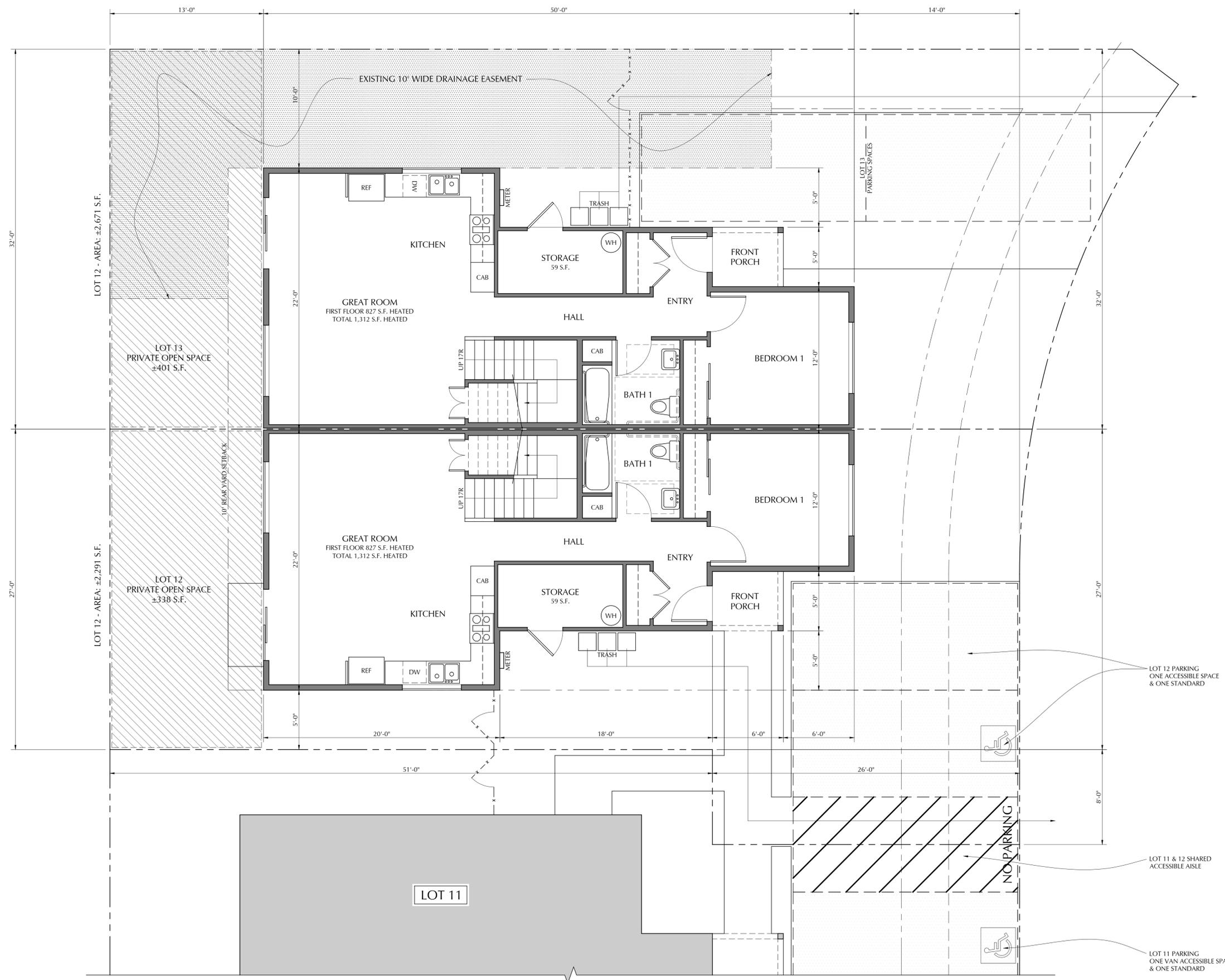
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SHEET
A3.4



1 SITE & FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
NORTH



LOT 12 - AREA: ±2,671 S.F.

LOT 12 - AREA: ±2,291 S.F.

LOT 13 PRIVATE OPEN SPACE ±401 S.F.

LOT 12 PRIVATE OPEN SPACE ±338 S.F.

EXISTING 10' WIDE DRAINAGE EASEMENT

LOT 13 PARKING SPACES

NO PARKING

LOT 12 PARKING ONE ACCESSIBLE SPACE & ONE STANDARD

LOT 11 & 12 SHARED ACCESSIBLE AISLE

LOT 11 PARKING ONE VAN ACCESSIBLE SPACE & ONE STANDARD

1 SITE & FIRST FLOOR PLANS
SCALE: 1/4"=1'-0"



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
SITE & FIRST FLOOR PLAN - LOTS 12 & 13

DRAWING DATE: JULY 25, 2023

A.P.N.: 015-391-20

CLIENT NAME: HABITAT FOR HUMANITY

PROJECT NAME: HABITAT - EVAN CIRCLE

No.	DESCRIPTION	DATE
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SHEET
A3.5



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
FLOOR & ROOF PLANS - LOT 1

DRAWING DATE:	JULY 25, 2023
A.P.N.:	015-391-20
CLIENT NAME:	HABITAT FOR HUMANITY
PROJECT NAME:	HABITAT - EVAN CIRCLE

REVISIONS		
No.	DESCRIPTION	DATE
△	ZONING REV 1	2/28/24
△	ZONING REV 2	6/7/24

APPROVAL STAMP

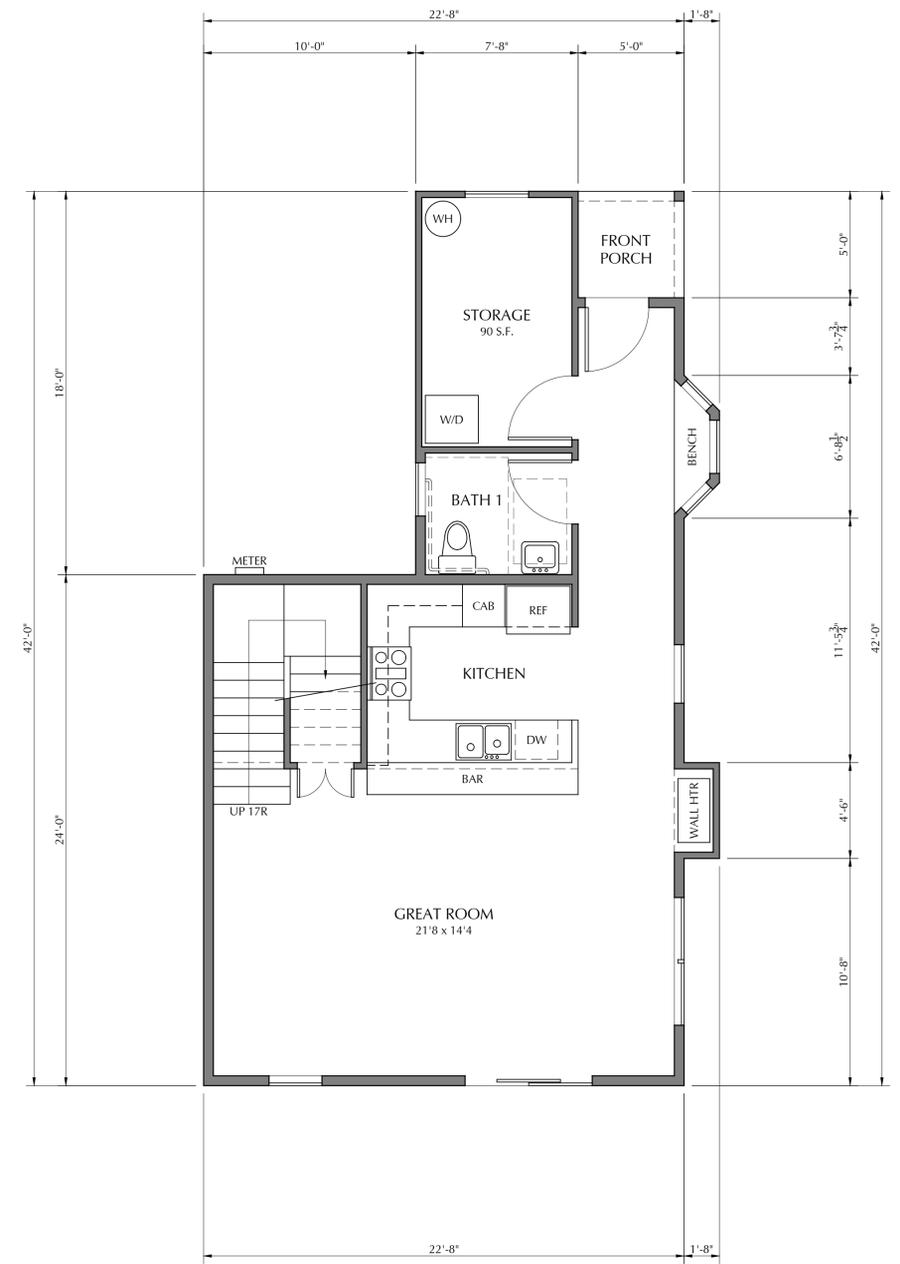
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NOT FOR
CONSTRUCTION**

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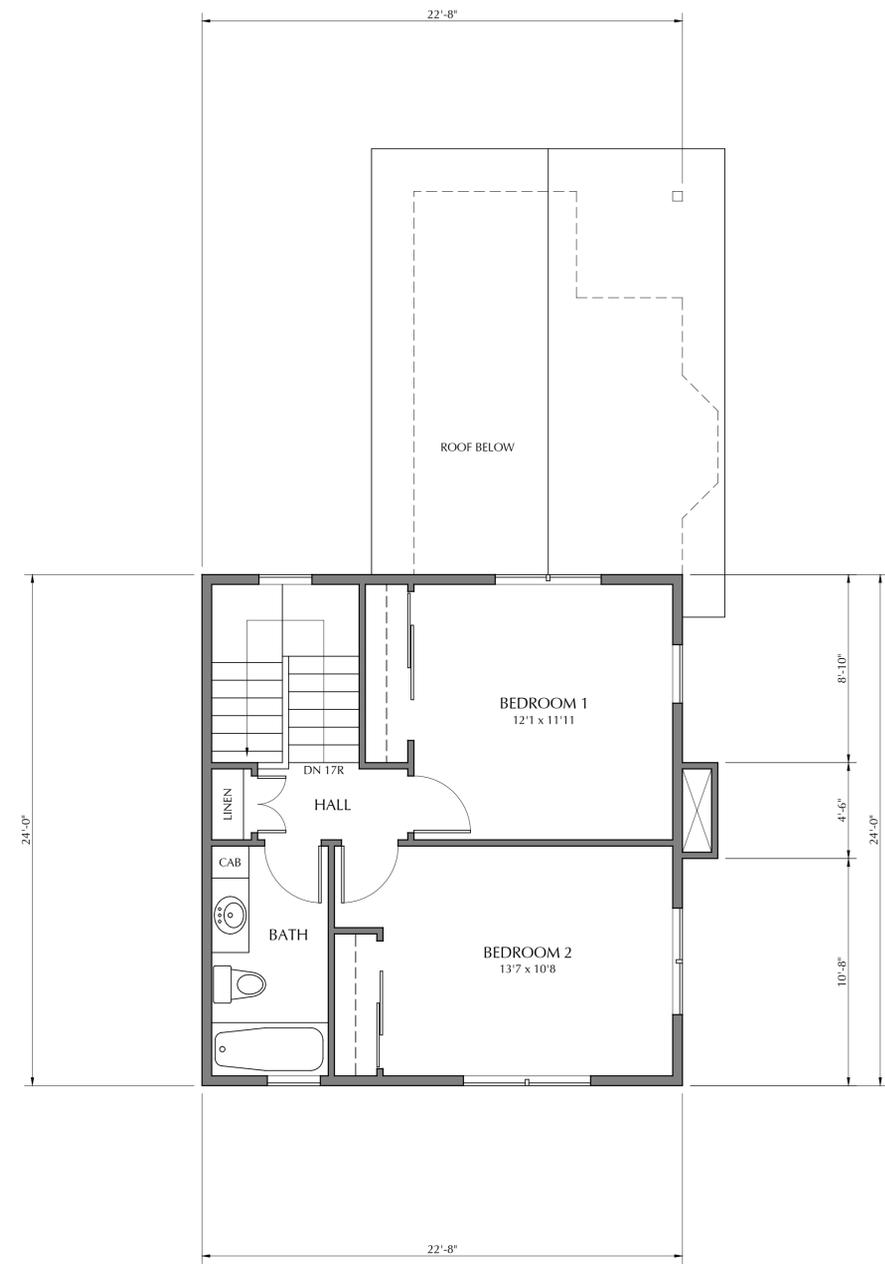
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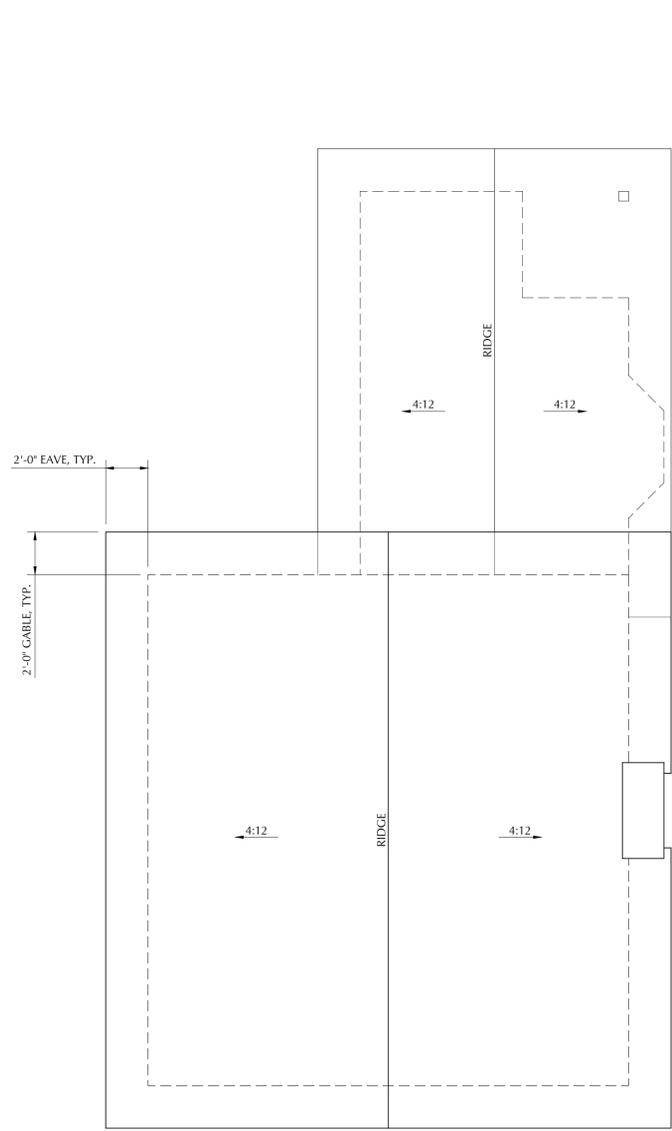
SHEET
A4.1



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



3 ROOF PLAN
SCALE: 1/4"=1'-0"

FIRST FLOOR: 675 S.F. HEATED
SECOND FLOOR: 478 S.F. HEATED
TOTAL: 1,153 S.F. HEATED





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Santa Cruz, CA 95060
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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
FLOOR PLANS - LOTS 2-9 & 12-13

DRAWING DATE:	JULY 25, 2023
A.P.N.:	015-391-20
CLIENT NAME:	HABITAT FOR HUMANITY
PROJECT NAME:	HABITAT - EVAN CIRCLE

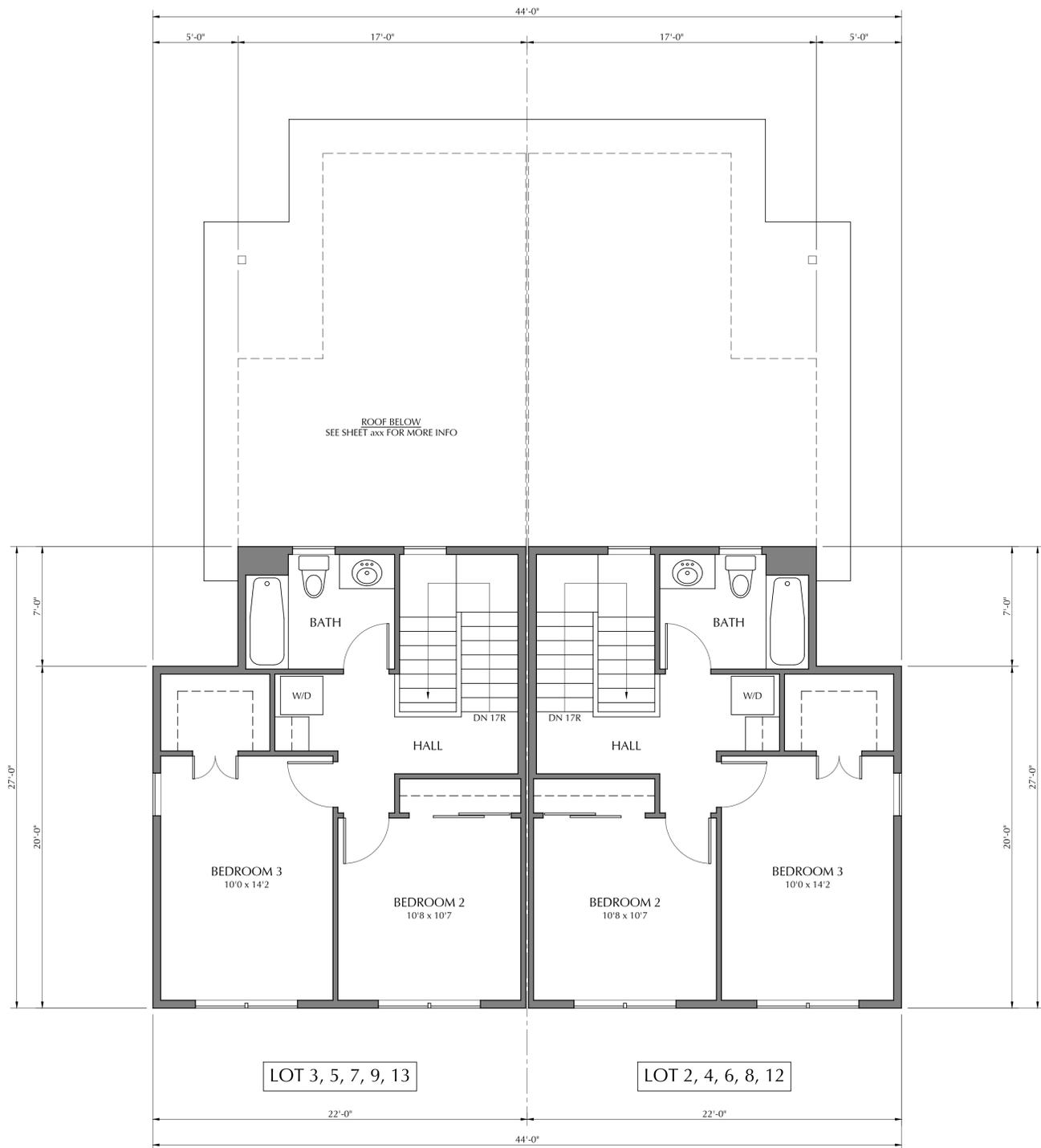
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No.	DESCRIPTION	DATE
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2	ZONING REV 2	6/7/24

PRELIMINARY
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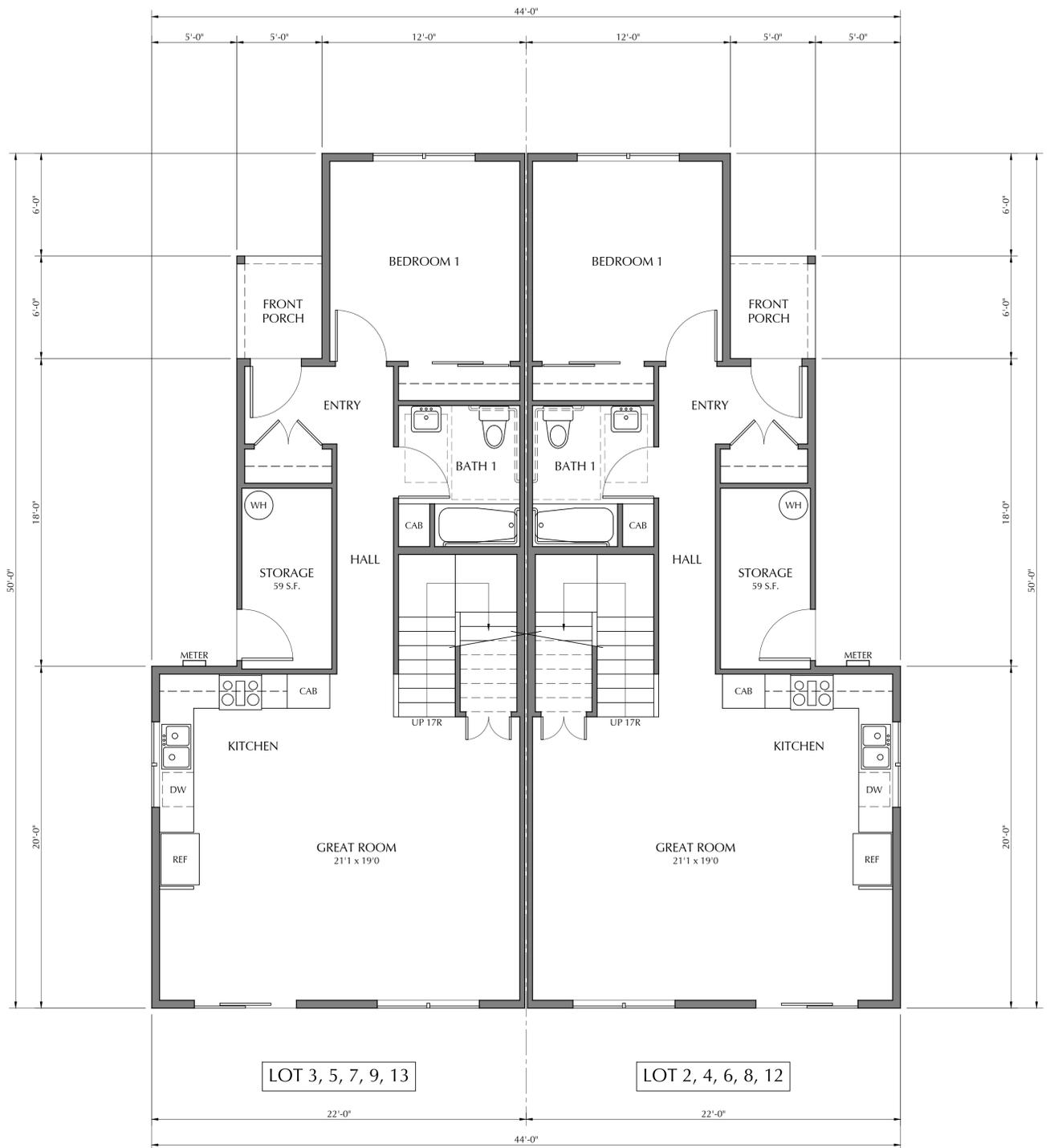
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A4.2



2 SECOND FLOOR PLANS
SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLANS
SCALE: 1/4"=1'-0"

FIRST FLOOR: 831 S.F. HEATED
SECOND FLOOR: 487 S.F. HEATED
TOTAL: 1,318 S.F. HEATED



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NEW RESIDENTIAL DEVELOPMENT FOR
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AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
ROOF PLANS - LOTS 2-9 & 12-13

DRAWING DATE:	JULY 25, 2023
A.P.N.:	015-391-20
CLIENT NAME:	HABITAT FOR HUMANITY
PROJECT NAME:	HABITAT - EVAN CIRCLE

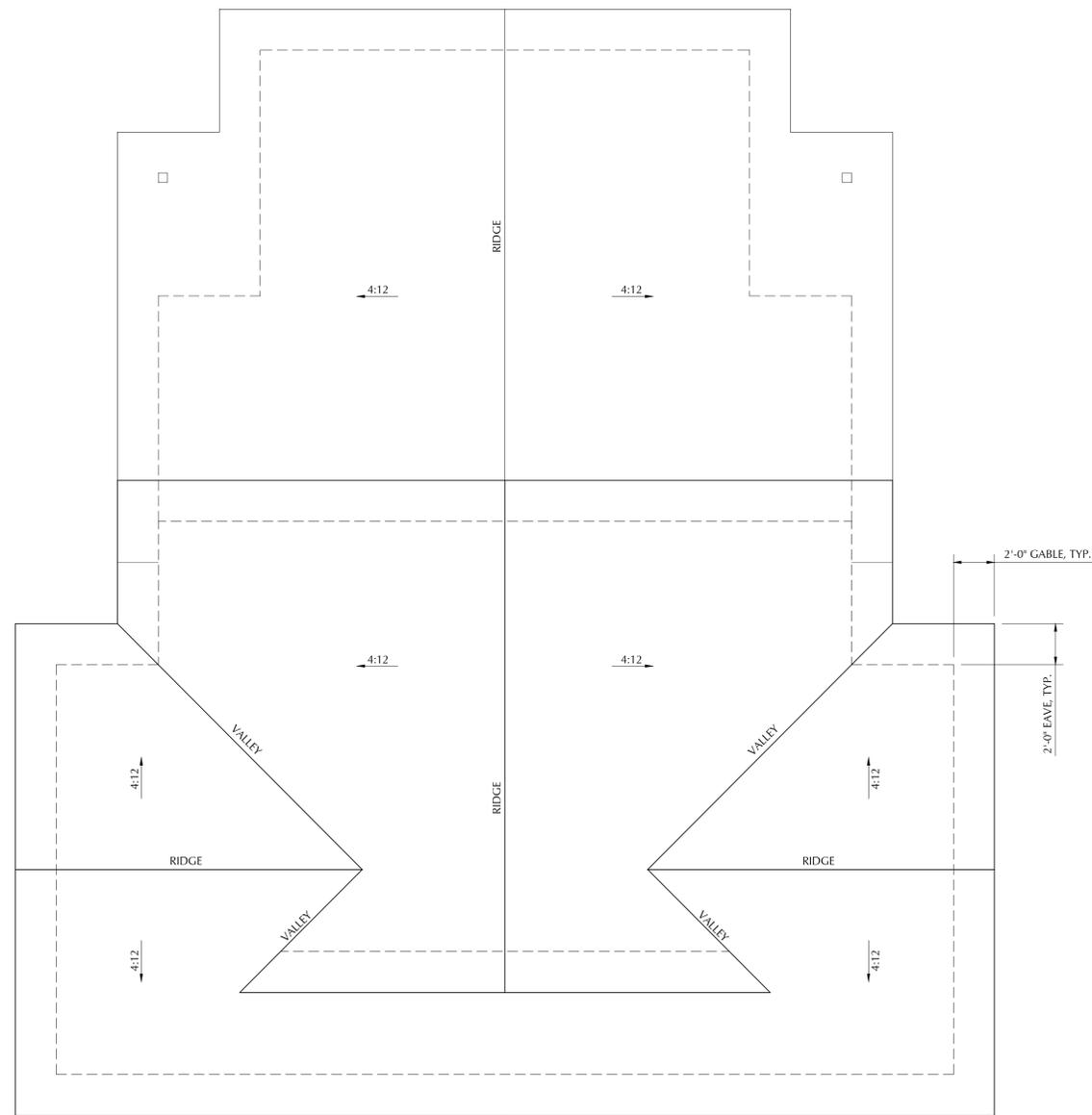
REVISIONS		
No.	DESCRIPTION	DATE
1	ZONING REV 1	2/28/24
2	ZONING REV 2	6/7/24

PRELIMINARY
NOT FOR
CONSTRUCTION

STAMP

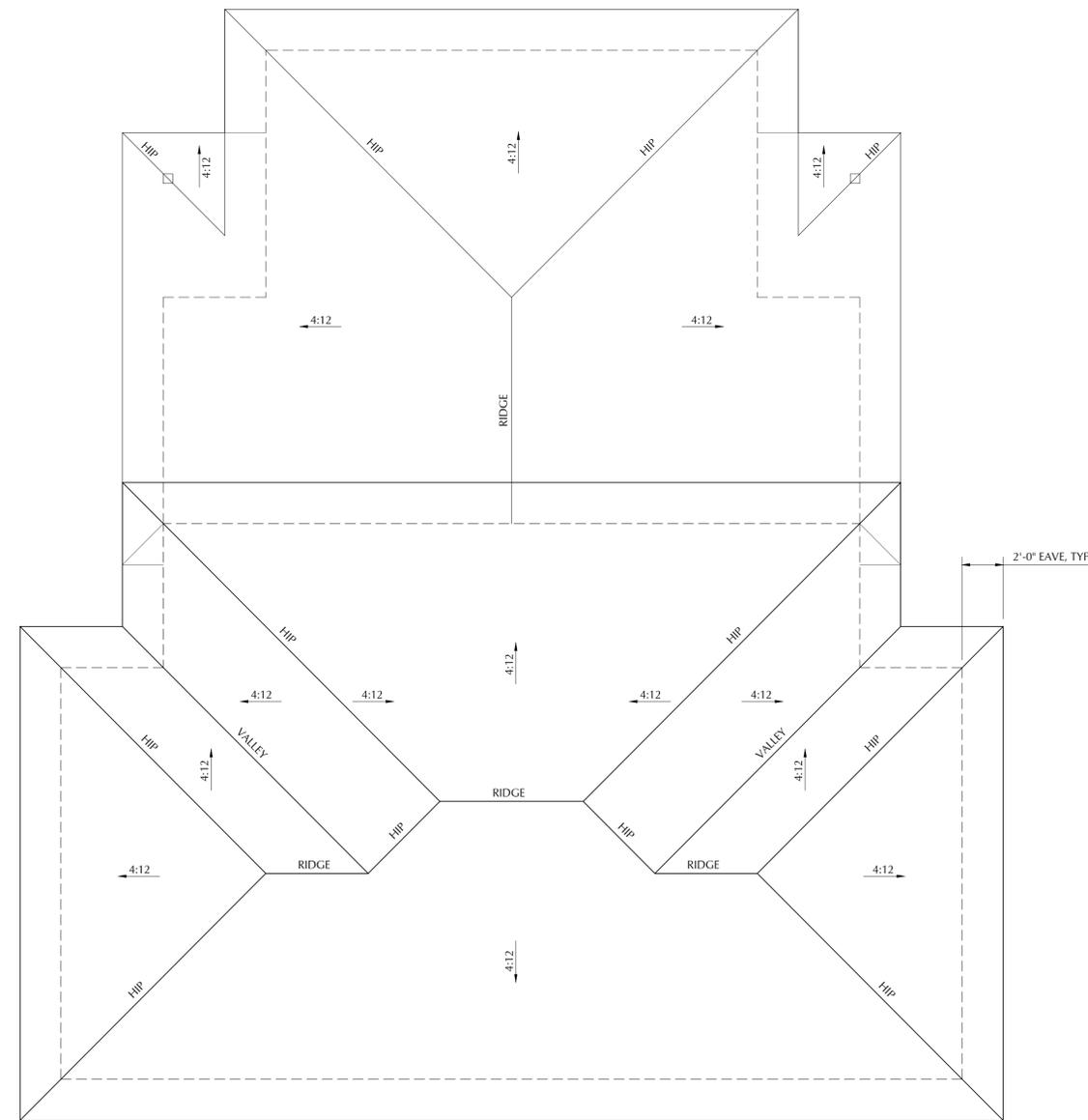
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SHEET
A4.3



LOTS 4-5, 8-9

2 ROOF PLAN 'B' - GABLE
SCALE: 1/4"=1'-0"



LOTS 2-3, 6-7, 12-13

1 ROOF PLAN 'A' - HIP
SCALE: 1/4"=1'-0"





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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
FLOOR & ROOF PLANS - LOT 10

DRAWING DATE:
JULY 25, 2023
A.P.N.:
015-391-20
CLIENT NAME:
HABITAT FOR HUMANITY
PROJECT NAME:
HABITAT - EVAN CIRCLE

REVISIONS		
No.	DESCRIPTION	DATE
△ 1	ZONING REV 1	2/28/24
△ 2	ZONING REV 2	6/7/24

APPROVAL STAMP

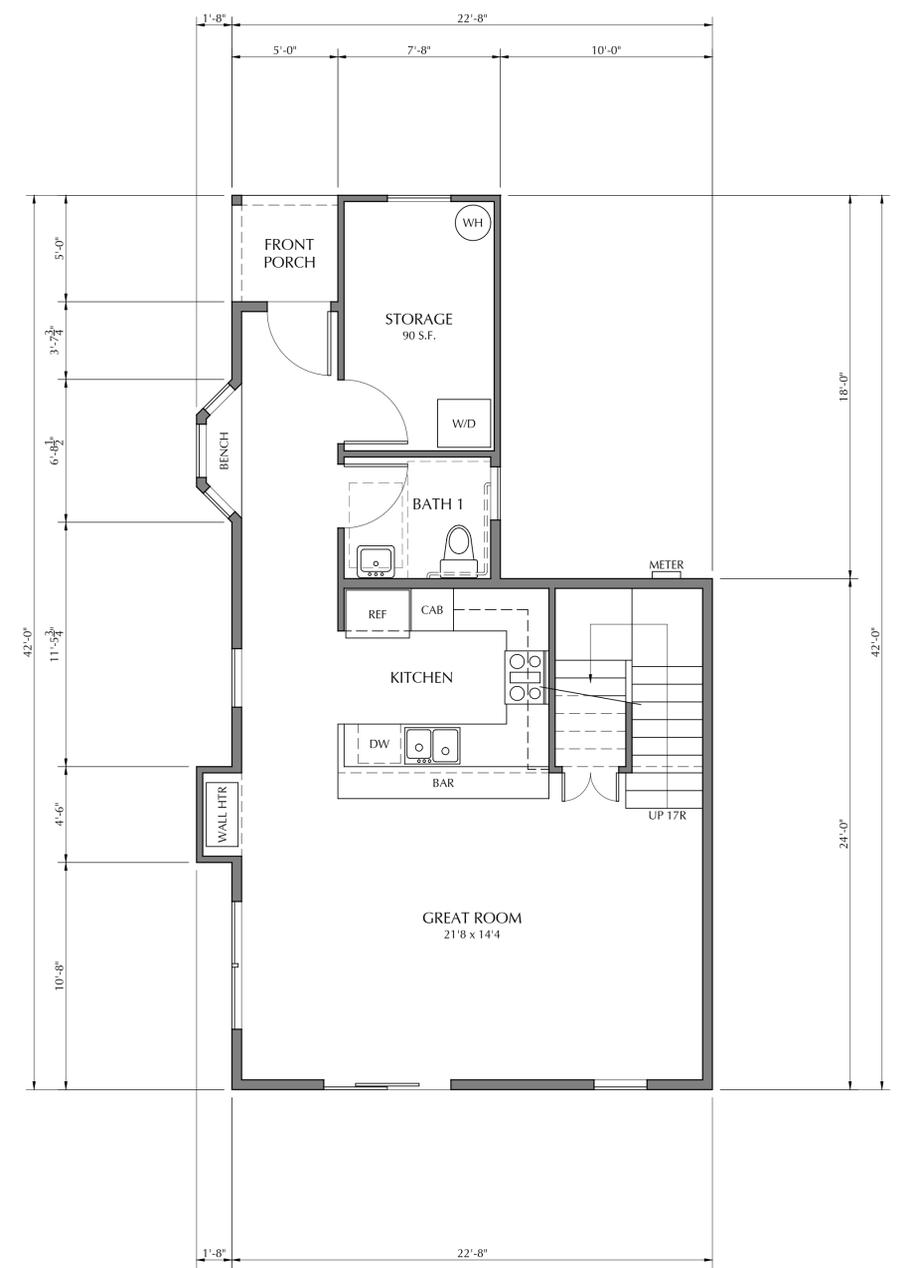
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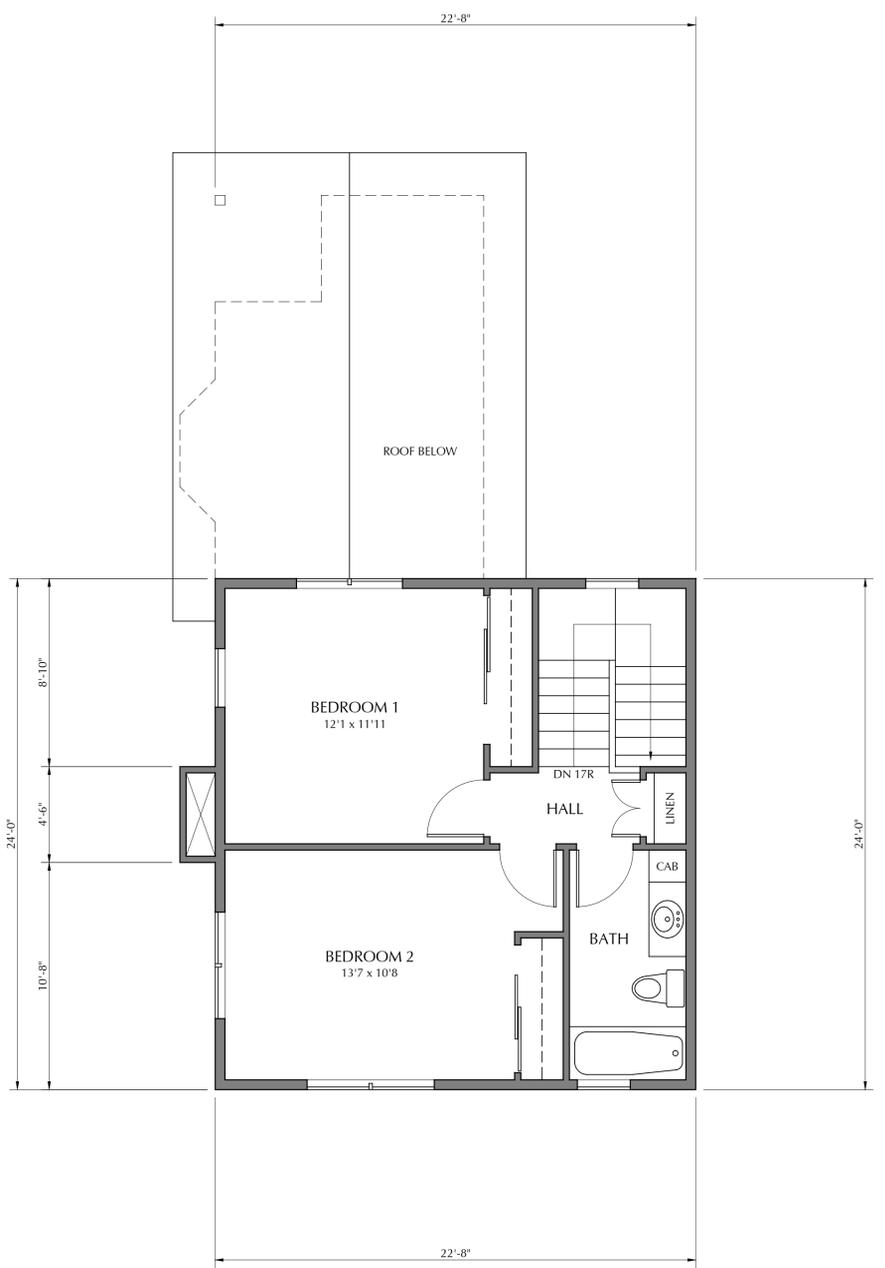
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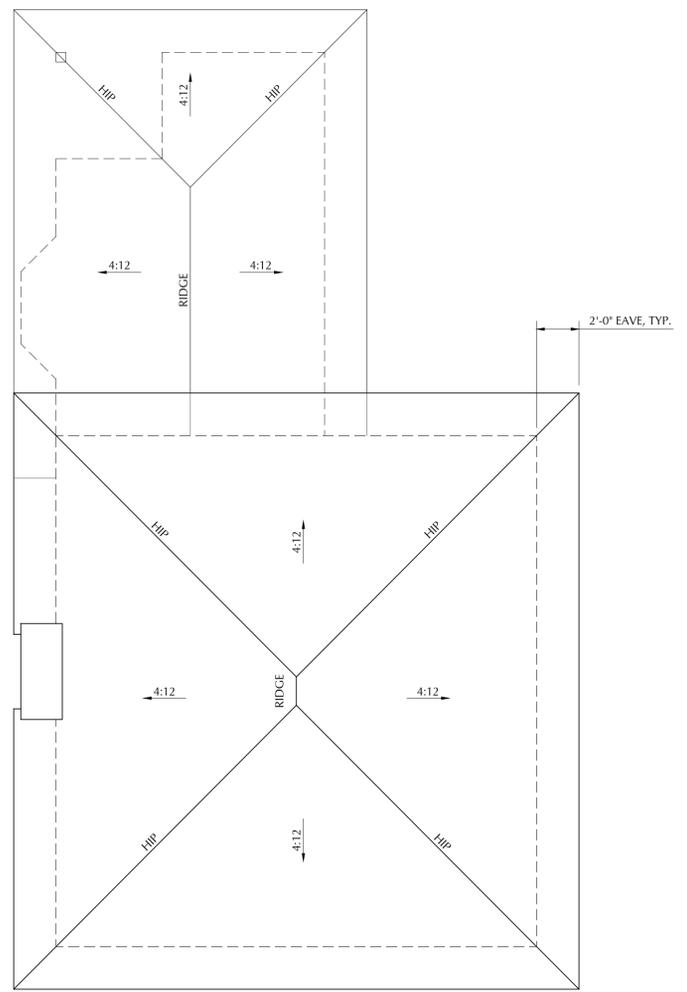
SHEET
A4.4



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



3 ROOF PLAN
SCALE: 1/4"=1'-0"

FIRST FLOOR: 675 S.F. HEATED
SECOND FLOOR: 478 S.F. HEATED
TOTAL: 1,153 S.F. HEATED





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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
FRONT ELEVATIONS - LOTS 1-10, 12-13

DRAWING DATE:	JULY 25, 2023
A.P.N.:	015-391-20
CLIENT NAME:	HABITAT FOR HUMANITY
PROJECT NAME:	HABITAT - EVAN CIRCLE

REVISIONS		
No.	DESCRIPTION	DATE
△ 1	ZONING REV 1	2/28/24
△ 2	ZONING REV 2	6/7/24

APPROVAL STAMP

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SHEET

A4.5



LOTS 2-3, 6-7, 12-13

② FRONT ELEVATION
SCALE: 1/4"=1'-0"



LOT 1

① FRONT ELEVATION
SCALE: 1/4"=1'-0"



LOT 10

④ FRONT ELEVATION
SCALE: 1/4"=1'-0"



LOTS 4-5, 8-9

③ FRONT ELEVATION
SCALE: 1/4"=1'-0"



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
FLOOR & ROOF PLAN, ELEV. & SECTION - LOT 11

DRAWING DATE: JULY 25, 2023
A.P.N.: 015-391-20
CLIENT NAME: HABITAT FOR HUMANITY
PROJECT NAME: HABITAT - EVAN CIRCLE

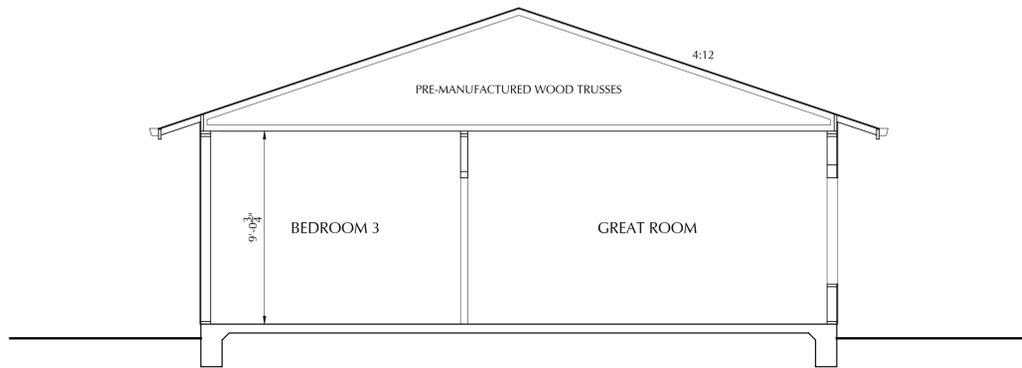
REVISIONS		
No.	DESCRIPTION	DATE
1	ZONING REV 1	2/28/24
2	ZONING REV 2	6/7/24

PRELIMINARY
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CONSTRUCTION

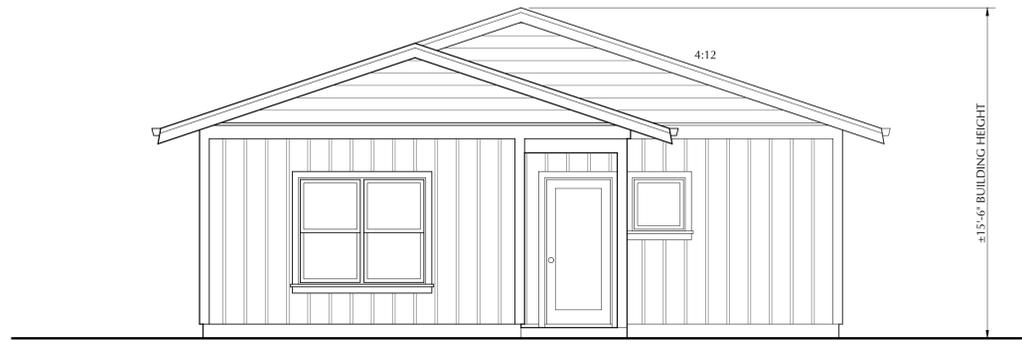
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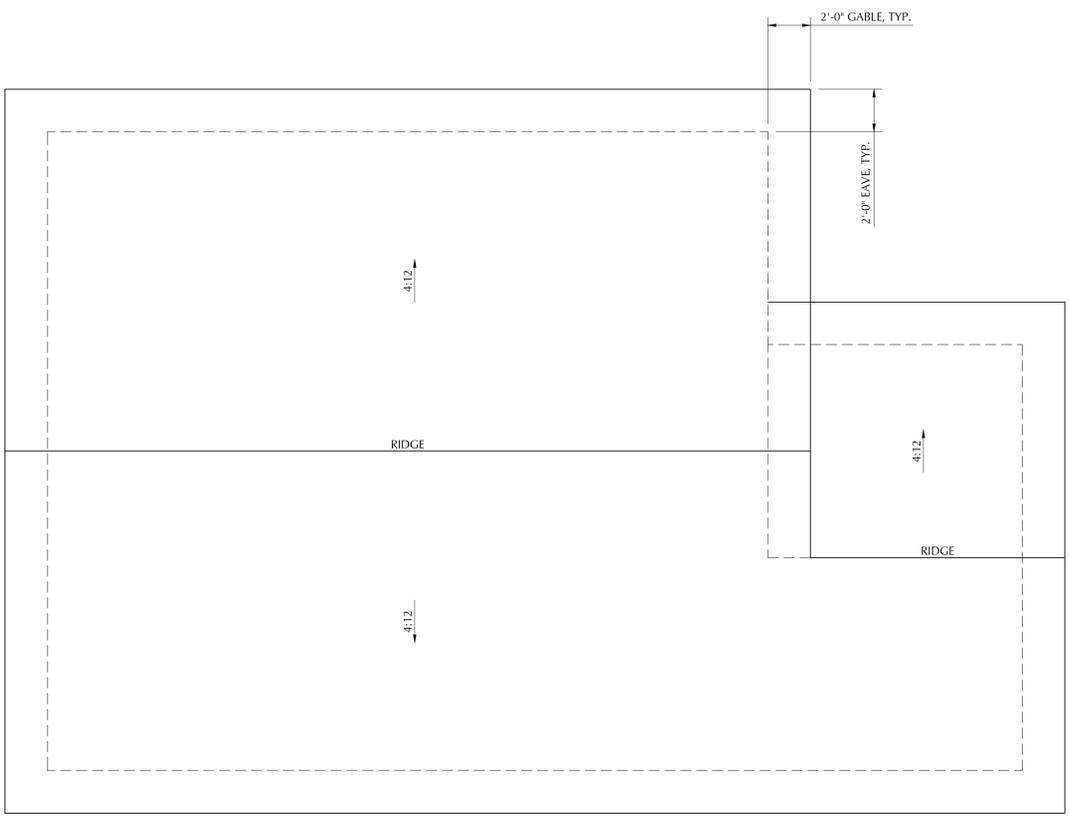
SHEET
A4.6



4 BUILDING SECTION
SCALE: 1/4"=1'-0"



3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 ROOF PLAN
SCALE: 1/4"=1'-0"



1 FLOOR PLAN
SCALE: 1/4"=1'-0"

TOTAL: 1,182 S.F. HEATED





① ————— OVERALL
SCALE: N.T.S.



② ————— PERSPECTIVE - LOT 1
SCALE: N.T.S.



③ ————— PERSPECTIVE - LOTS 2-3
SCALE: N.T.S.



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY - MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
PERSPECTIVE VIEWS

DRAWING DATE:	JULY 25, 2023
A.P.N.:	015-391-20
CLIENT NAME:	HABITAT FOR HUMANITY
PROJECT NAME:	HABITAT - EVAN CIRCLE

REVISIONS		
No.	DESCRIPTION	DATE
△ 1	ZONING REV 1	2/28/24
△ 2	ZONING REV 2	6/7/24

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SHEET
A5.1



① PERSPECTIVE - LOTS 4-5
SCALE: N.T.S.



② PERSPECTIVE - LOTS 6-7
SCALE: N.T.S.



③ PERSPECTIVE - LOTS 8-9
SCALE: N.T.S.



④ PERSPECTIVE - LOT 10
SCALE: N.T.S.



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NEW RESIDENTIAL DEVELOPMENT FOR
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AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
PERSPECTIVE VIEWS

DRAWING DATE:	JULY 25, 2023
A.P.N.:	015-391-20
CLIENT NAME:	HABITAT FOR HUMANITY
PROJECT NAME:	HABITAT - EVAN CIRCLE

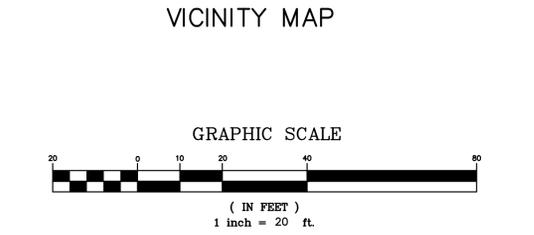
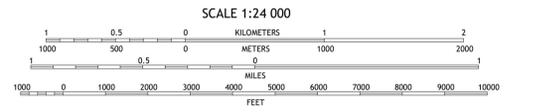
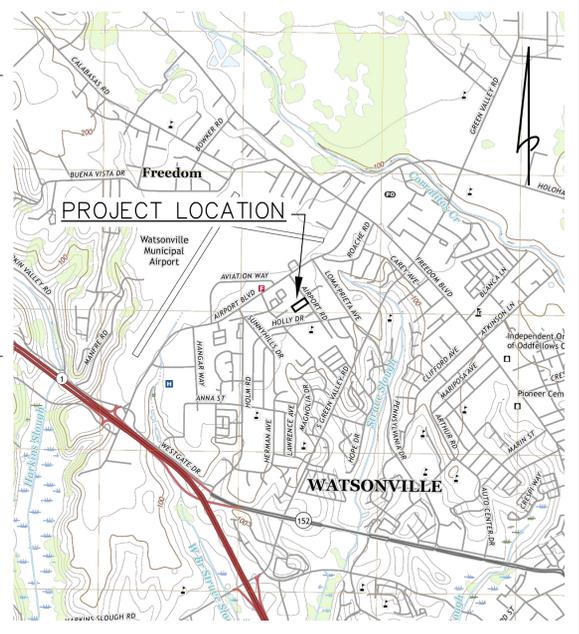
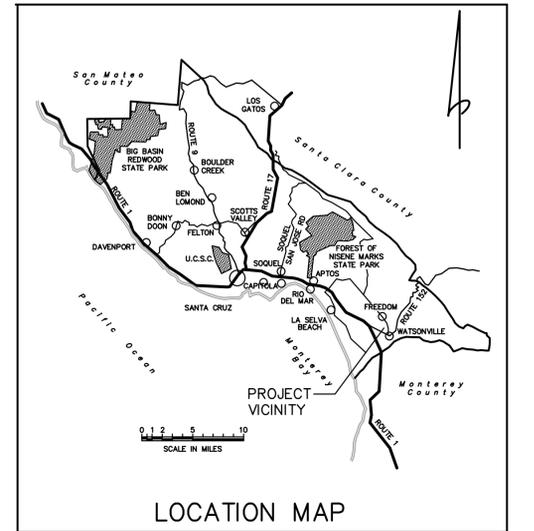
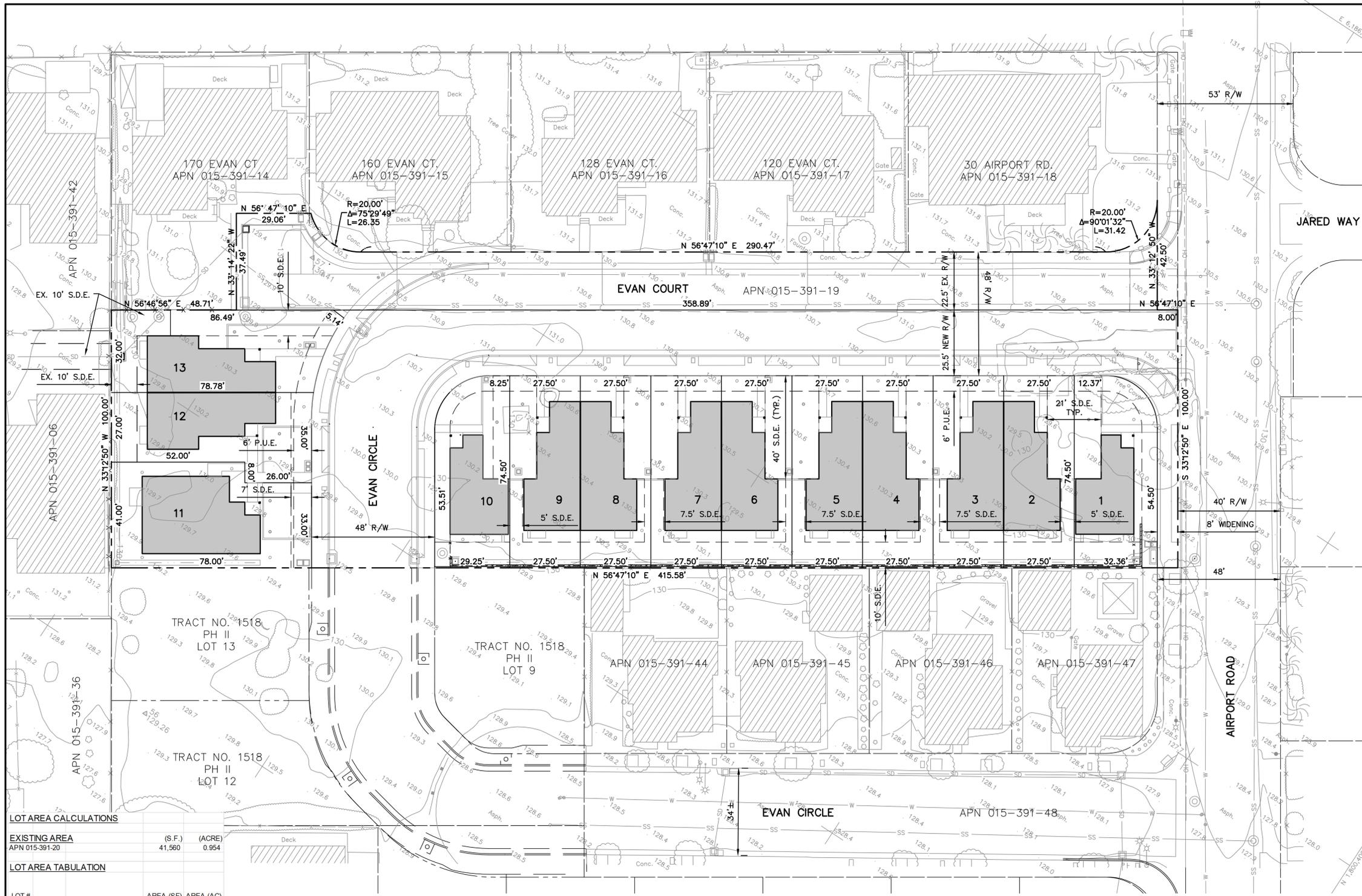
REVISIONS		
No.	DESCRIPTION	DATE
△ 1	ZONING REV 1	2/28/24
△ 2	ZONING REV 2	6/7/24

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SHEET
A5.2



LOT AREA CALCULATIONS

EXISTING AREA	(S.F.)	(ACRE)
APN 015-391-20	41,560	0.954

LOT AREA TABULATION

LOT #	AREA (SF)	AREA (AC)
1	2,325	0.053
2	2,049	0.047
3	2,049	0.047
4	2,049	0.047
5	2,049	0.047
6	2,049	0.047
7	2,049	0.047
8	2,049	0.047
9	2,049	0.047
10	2,085	0.048
11	2,990	0.069
12	2,317	0.053
13	2,683	0.062
LOTS SUB TOTAL	28,792	0.661
AIRPORT ROAD *	800	0.018
EVAN COURT/CIRCLE *	11,968	0.275
Total - APN 015-391-20	41,560	0.954
EVAN CT. OFF-SITE - APN 015-391-19 *	8,669	0.199
Total On/Off Site	50,229	1.153

NOTES

- OWNER/SUBDIVIDER: HABITAT FOR HUMANITY OF MONTEREY BAY
- WATER SOURCE: CITY OF WATSONVILLE WATER
- SEWAGE DISPOSAL: CITY OF WATSONVILLE UTILITIES
- NO. OF UNITS: 13 TOWNHOUSE UNITS AND 2 STREET DEDICATIONS
- PARCEL SIZE: 41,560 ± SQ. FT. (0.95 ± ACRES)
- CURRENT ZONING: RM2 - MULTIPLE RESIDENTIAL MEDIUM DENSITY
- PROPOSED ZONING: RM2 - MULTIPLE RESIDENTIAL MEDIUM DENSITY
- CURRENT USE: VACANT
- PROPOSED USE: TOWNHOUSE SUBDIVISION
- STREET TREES: SEE LANDSCAPE PLAN
- AREAS SUBJECT TO INUNDATION: NONE
- PUBLIC OR SEMI-PUBLIC USE: EVAN CIRCLE AND THE WIDENING OF AIRPORT ROAD

SHEET INDEX

- C1 TENTATIVE MAP
- C2 SITE PLAN
- C3 GRADING PLAN
- C3.1 PROFILES
- C4 DRAINAGE PLAN
- C4.1 DRAINAGE PLAN
- C4.2 DRAINAGE AREA MAP
- C4.3 DRAINAGE UPSTREAM AREA MAP
- C4.4 DRAINAGE DETAILS
- C4.5 STORM DRAIN PROFILES
- C5 UTILITY PLAN
- C5.1 INTERIM UTILITY PLAN
- C6 DETAILS
- C6.1 DETAILS
- TP-1 TOPOGRAPHIC MAP



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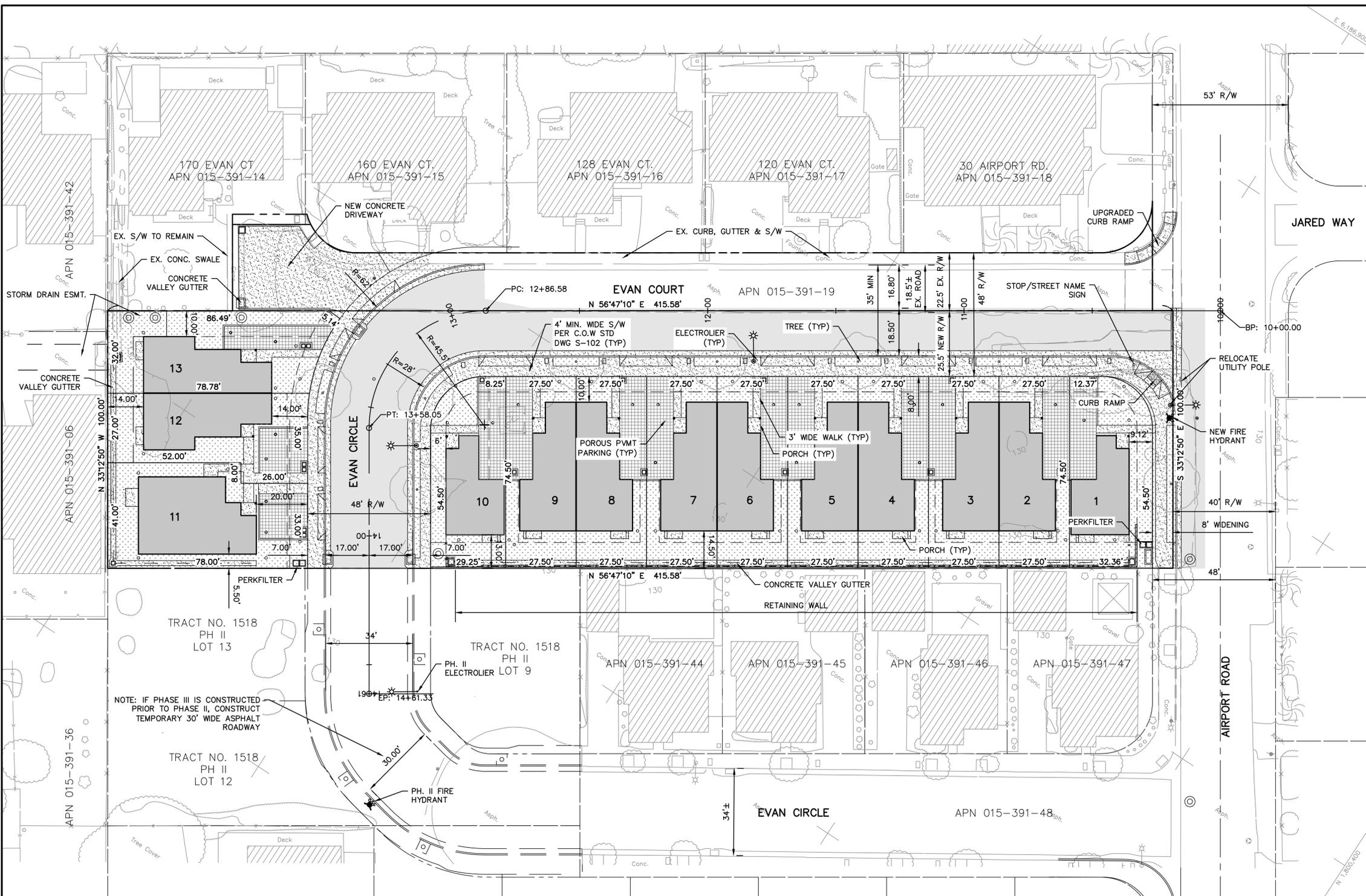
APN 015-391-20

REVISION	DATE	DESCRIPTION
1	8/2/2024	CITY COMMENTS
2	6/7/2024	CITY COMMENTS
3	2/9/2024	CITY COMMENTS
4	8/19/2024	CITY COMMENTS

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOUEL, CA 95073-2094
(831) 426-3560

TENTATIVE MAP
PRELIMINARY IMPROVEMENT PLANS
EVAN CIRCLE, TRACT 1518, PHASE III
WATSONVILLE, CALIFORNIA

SCALE 1" = 20'	DRAWN JFR	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C1
DESIGN JFR	DWG NAME 27763 TENT MAP	FILE NO. 27763	OF 15



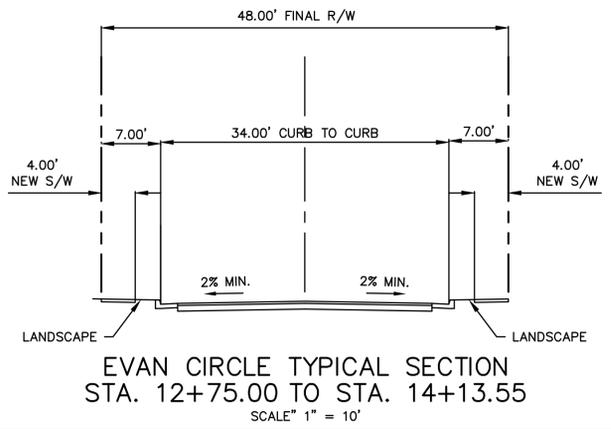
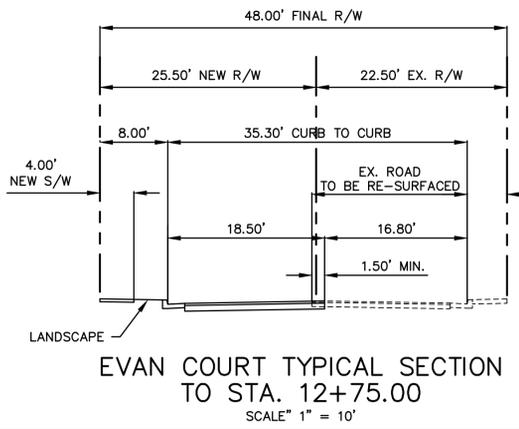
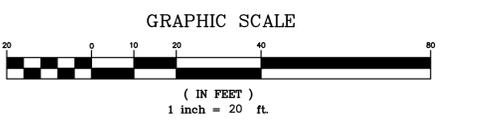
ABBREVIATIONS

AC	ASPHALT CONCRETE	Q.H.W.L.	ORDINARY HIGH WATER LEVEL
AP	ANGLE POINT	(P), P	PROPOSED
BC	BEGIN CURVE	PERF	PERFORATED
BFP	BACKFLOW PREVENTOR	PI	POINT OF INTERSECTION
BW	BACK OF WALK	PRC	POINT OF REVERSE CURVATURE
BS	BOTTOM OF STEP	PWMT	PAVEMENT
CB	CATCH BASIN	R=	RADIUS
CL	CENTERLINE	RM	RIGHT ELEVATION
C.O.W.	CITY OF WATSONVILLE	RT	RIGHT SLOPE
DTL	DETAIL	S=	SLOPE
DS	DOWNSPOUT	SD	STORM DRAIN
EC	END CURVE	SDCO	STORM DRAIN CLEANOUT
ELEV	ELEVATION	SLV	IRRIGATION SLEEVE
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
(E), EX	EXISTING	STA	STATION
FD	FIRE DEPARTMENT	S/W	SIDEWALK
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOWLINE	TG	TOP OF GRAVEL
FS	FIRE SERVICE	TP	TOP OF PAVEMENT
FT	FEET	TS	TOP OF STEP
FW	FACE OF WALL	TW	TOP OF WALL
HP	HIGH POINT	TY	TYPICAL
INV	INVERT	UNL.G.	UNLESS NOTED OTHERWISE
LF	LINEAR FEET	WS	WATER SERVICE
LT	LEFT		
MAX	MAXIMUM		
MIN	MINIMUM		
OCB	OUTLET CONTROL BOX		

LEGEND

FINISH GRADE SPOT ELEVATION	384.60 FG
(P) CATCH BASIN	[Symbol]
(P) CONC PAVEMENT	[Symbol]
(P) ASPHALT PAVEMENT	[Symbol]
(P) LANDSCAPED AREAS	[Symbol]
(P) BIO-RETENTION AREAS	[Symbol]
(P) CONTOUR	474
(P) STORM DRAIN	SD
(P) PERFORATED PIPE	[Symbol]
(E) SEWER	SS
(P) SEWER	SS
(E) ELECTRICAL	E-E
(E) GAS	G-G
(E) WATER LINE	W-W
(P) WATER LINE	W-W
(P) BOUNDARY LINE	[Symbol]

- NOTES:**
- FOR CONCRETE CURB, GUTTER & SIDEWALK SEE CITY STD. DRAWING S-101 & S-102.
 - FOR 4' STANDARD CROSS GUTTER SE CITY STD. DRAWING S-103.
 - FOR CURB RAMP SEE CITY STD. DRAWING S-104.
 - FOR DRIVEWAY APPROACH SEE CITY STD. DRAWING S-105.
 - FOR ELECTROLIER SEE CITY STD. DRAWING S-501.



LEGEND

[Symbol]	CONCRETE
[Symbol]	ASPHALT PAVEMENT PER DETAIL 1/C6
[Symbol]	LANDSCAPING
[Symbol]	FLOW THRU PLANTER
[Symbol]	PERVIOUS DRIVEWAY



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APN 015-391-20

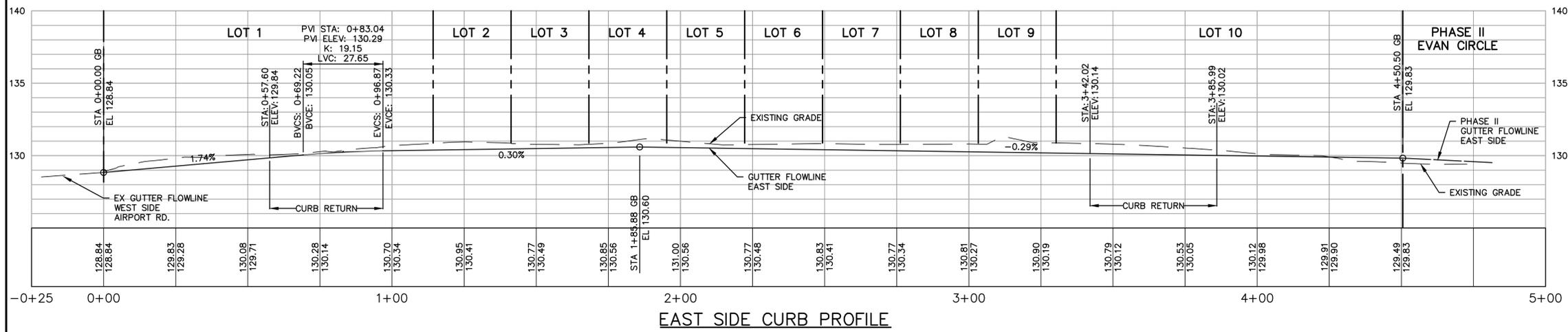
REVISED	CITY COMMENTS 8/2/2024		
	CITY COMMENTS 6/7/2024		
	CITY COMMENTS 2/9/2024		CITY COMMENTS 8/19/2024

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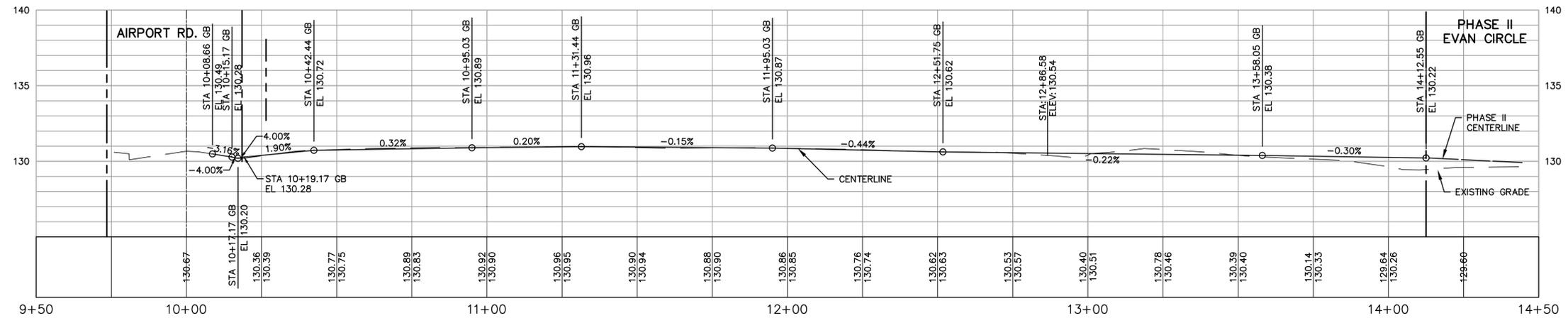
SITE PLAN
PRELIMINARY IMPROVEMENT PLANS
EVAN CIRCLE, TRACT 1518, PHASE III
WATSONVILLE, CALIFORNIA

SCALE 1" = 20'	DRAWN JFR	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C2
DESIGN JFR	DWG NAME 27763 SITE	FILE NO. 27763	OF 15

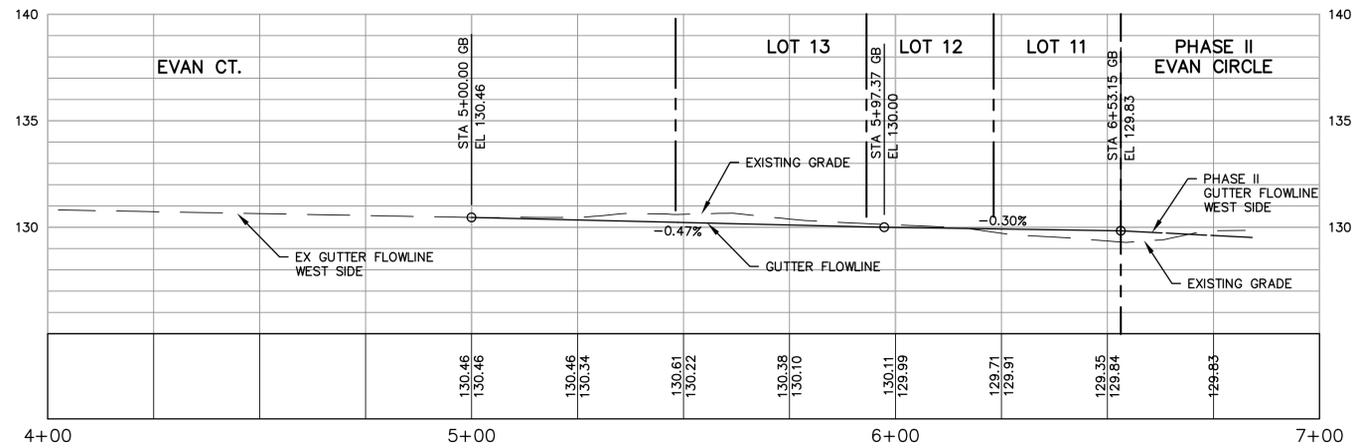
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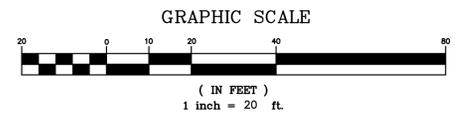
EAST SIDE CURB PROFILE



CENTERLINE PROFILE

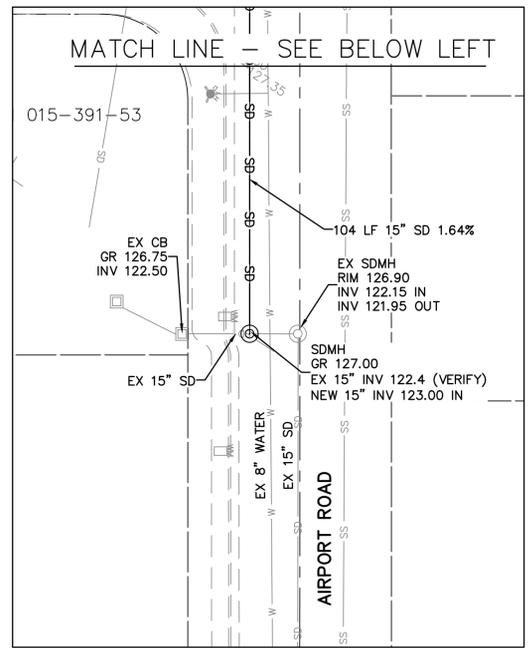
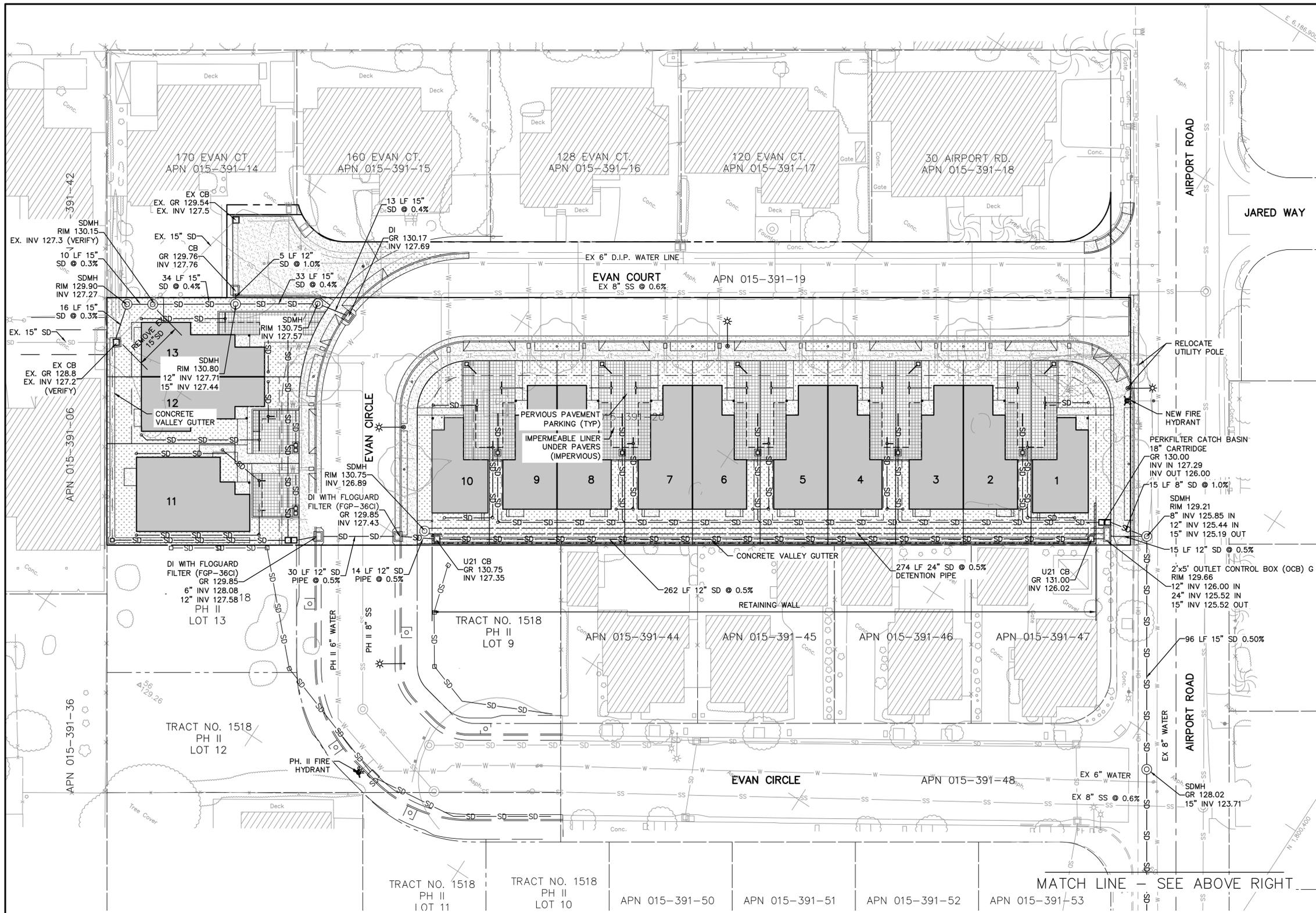


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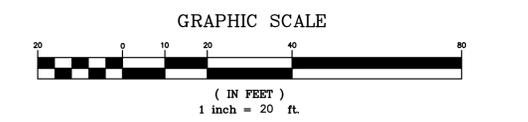
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	△ CITY COMMENTS 6/7/2024		
	△ CITY COMMENTS 2/9/2024		△ CITY COMMENTS 8/19/2024
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		PROFILES PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA	
SCALE 1"= 20'H. 1"= 4'V.	DRAWN JFR	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C.3.1
DESIGN JFR	DWG NAME 27763 GRADING	FILE NO. 27763	OF 15



NOTES:

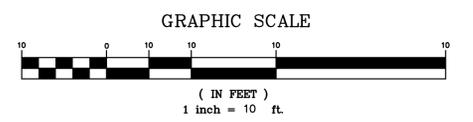
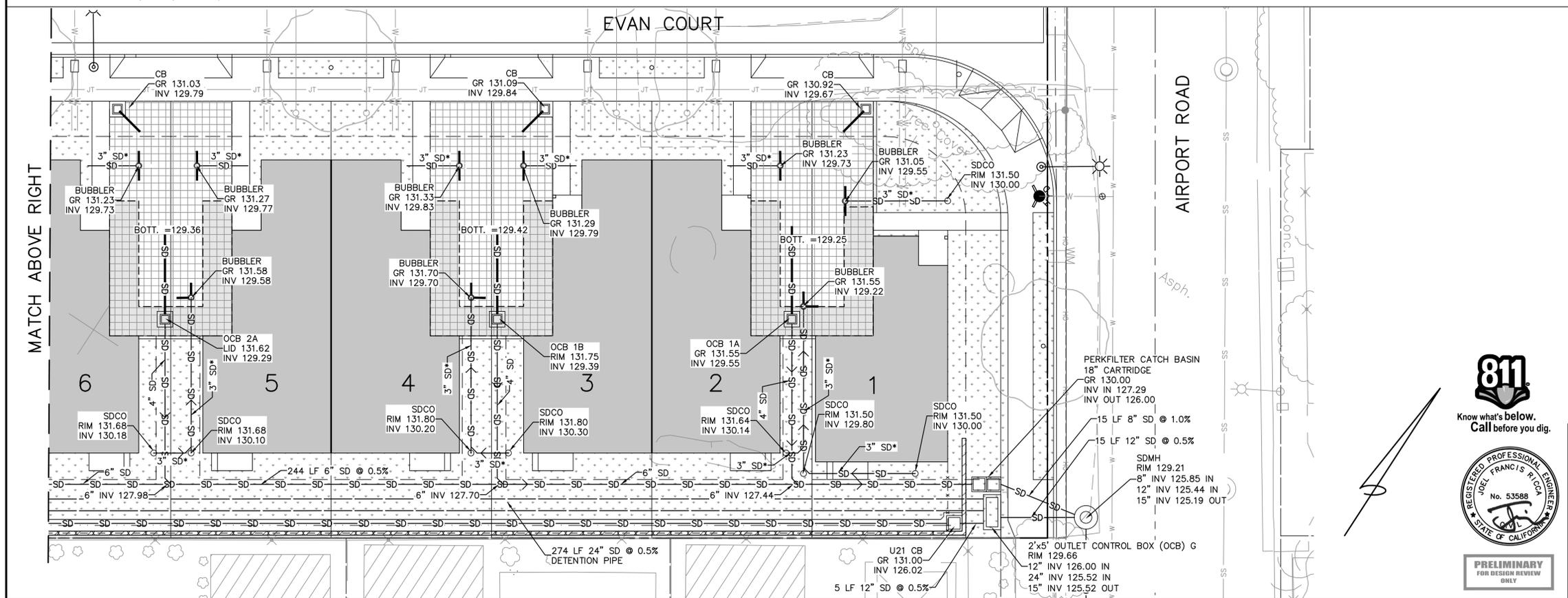
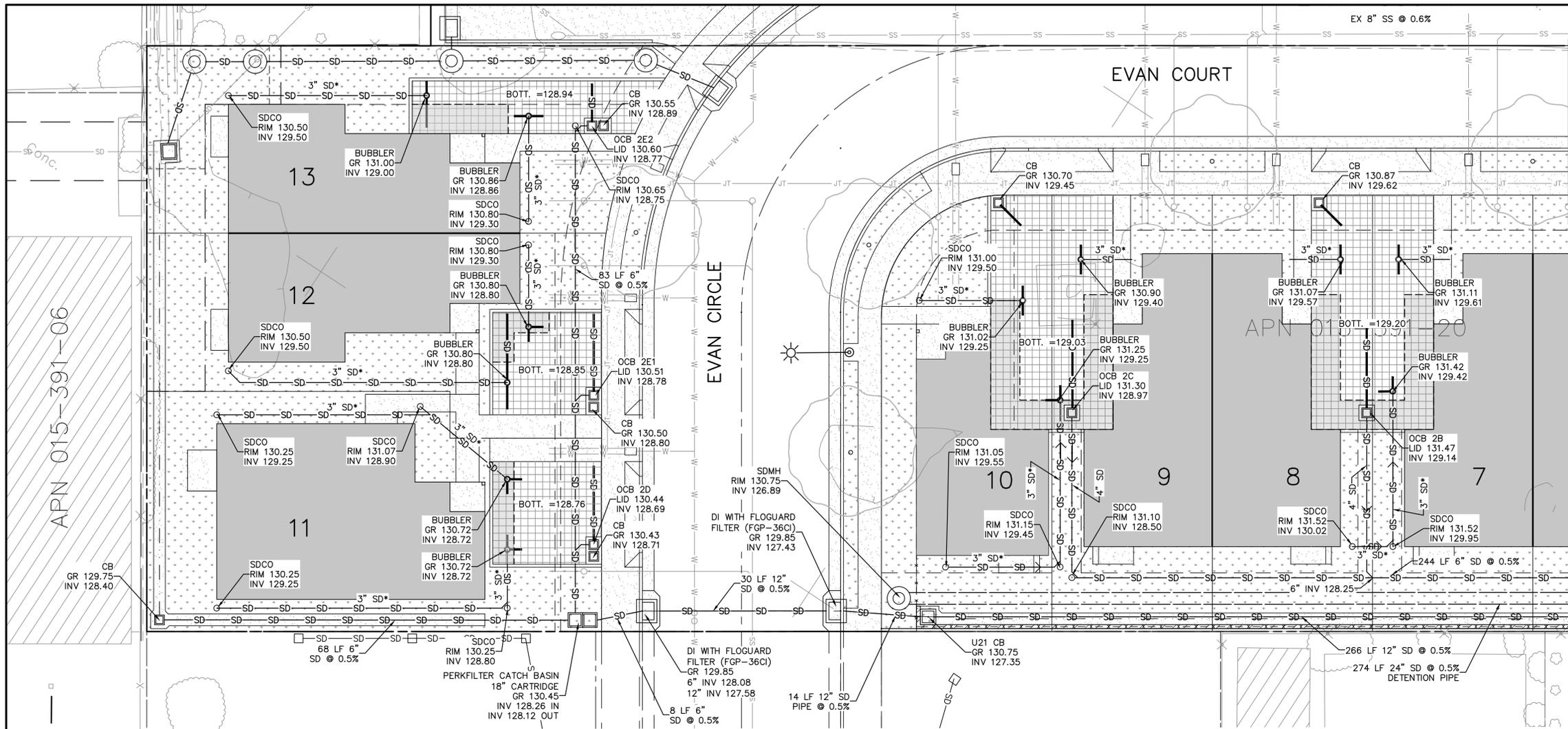
- FOR WATER, SANITARY SEWER & STORM PIPING SEE CITY STD. DRAWING S-201 ON SHEET C6.
- FOR STANDARD MANHOLE (SDMH OR SSMH) SEE CITY STD. DRAWING S-202 & S-203 FOR STANDARD MANHOLE (SDMH OR SSMH) ON SHEET C6.
- FOR DROP INLET TYPE "D" (DI) SEE CITY STD. DRAWING S-205 & S-207 ON SHEET C6.
- SD* INDICATES THAT ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN LEADING TO THE POROUS DRIVEWAYS.
- FOR LABELS NOT SHOWN SEE SHEET C4.1.
- ALL ROOF DRAINAGE SHALL BE DIRECTLY CONNECTED TO THE DETENTION SYSTEM.
- SEE CITY STD. DRAWING S-401 FOR STANDARD TRENCH BACKFILL SECTION ON SHEET C6.1.
- SEE SHEET C4.5 FOR STORM DRAIN PROFILES.
- DUE TO THE CLOSENESS OF THE RETAINING WALL ALONG THE SOUTH PROPERTY LINE TO THE 12" SD THAT RUNS PARALLEL TO AND BENEATH THE CONCRETE SWALE, A CONVENTIONAL SPREAD FOOTING CANNOT BE USED. A PIER AND GRADE BEAM RETAINING WALL, DESIGNED BY AN ENGINEER, SHOULD BE USED.
- ANY WORK IN AIRPORT RD. SHALL REPAIRED TO THE SATISFACTION OF THE CITY OF WATSONVILLE.



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APN 015-391-20	REVISION	DATE	BY
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	▲ CITY COMMENTS	6/7/2024	
	▲ CITY COMMENTS	2/9/2024	
	▲ CITY COMMENTS	8/19/2024	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073-2094 (831) 426-3560		DRAINAGE PLAN	
PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA			
SCALE 1" = 20'	DRAWN KAB	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C4
DESIGN KAB	DWG NAME 27763 DRAINAGE	FILE NO. 27763	OF 15

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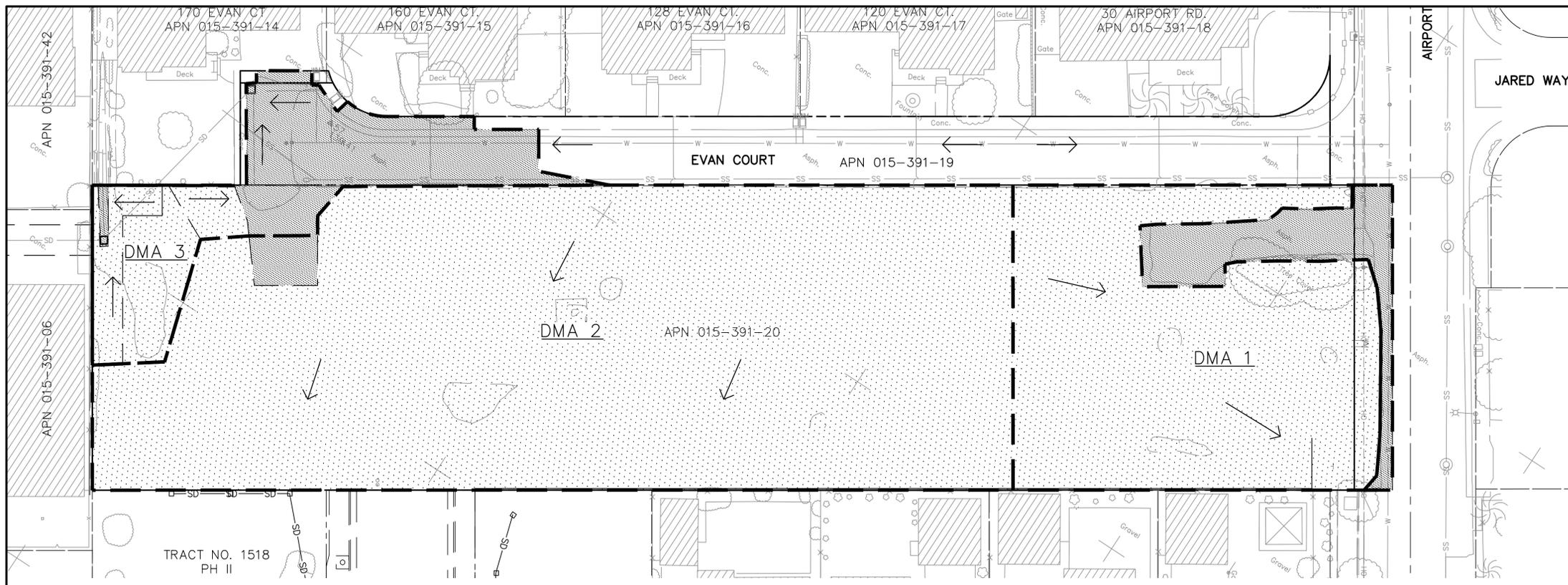
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	▲ CITY COMMENTS 6/7/2024		
	▲ CITY COMMENTS 2/9/2024	▲ CITY COMMENTS 8/19/2024	

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073-2094 (831) 426-3560		DRAINAGE PLAN	
PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA			
SCALE 1" = 10'	DRAWN KAB	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C4.1
DESIGN KAB	DWG NAME 27763 DRAINAGE	FILE NO. 27763	OF 15

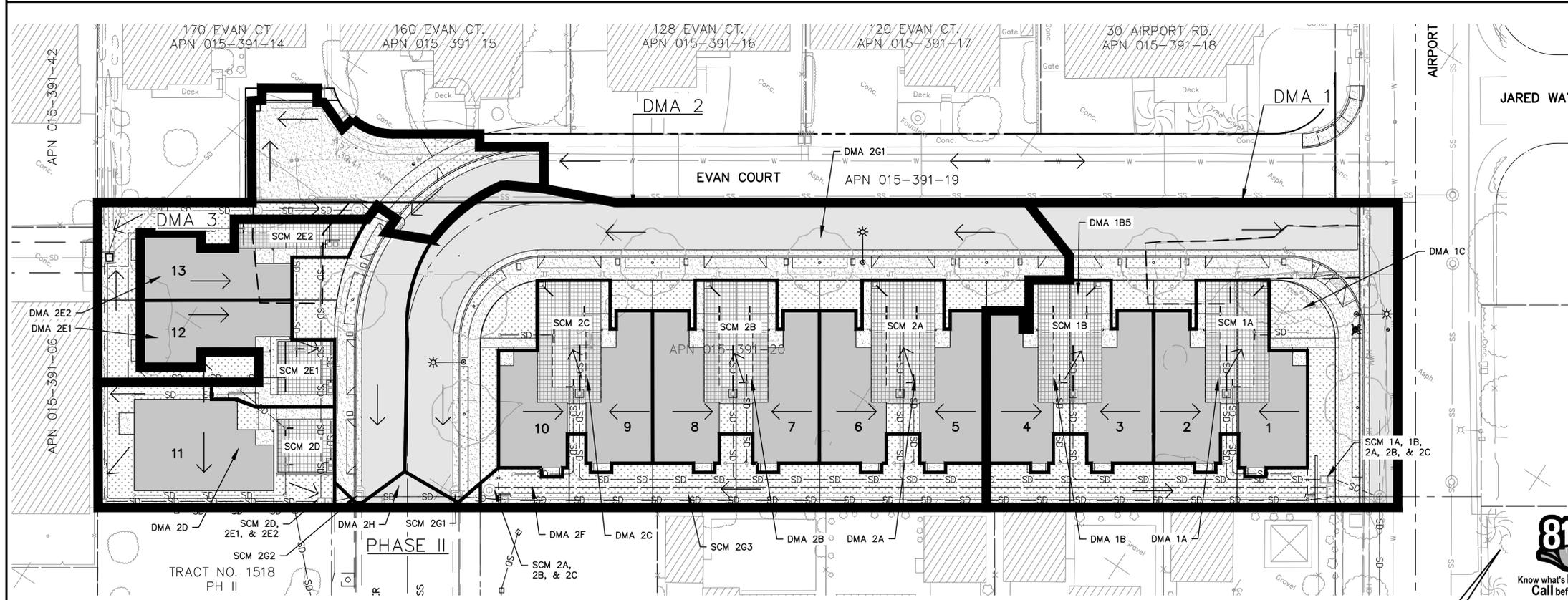
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PRE-DEVELOPMENT DRAINAGE AREA MAP

PRE-DEVELOPMENT AREAS (SF)

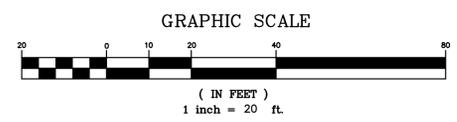
	DMA 1	DMA 2	DMA 3
PERVIOUS	10,598	27,411	2,015
IMPERVIOUS	1,900	354	3,063
TOTAL	12,498	27,765	5,078



POST-DEVELOPMENT DRAINAGE AREA MAP

POST-DEVELOPMENT AREAS (SF)

	DMA 1	DMA 2	DMA 3
PERVIOUS	3,178	6,270	1,910
LANDSCAPING			
SEMI-IMPERVIOUS	1,114	2,492	0
PERVIOUS DRIVEWAY			
IMPERVIOUS	8,527	19,422	2,431
CONCRETE			
ASPHALT			
BUILDING			
TOTAL	12,819	28,184	4,341



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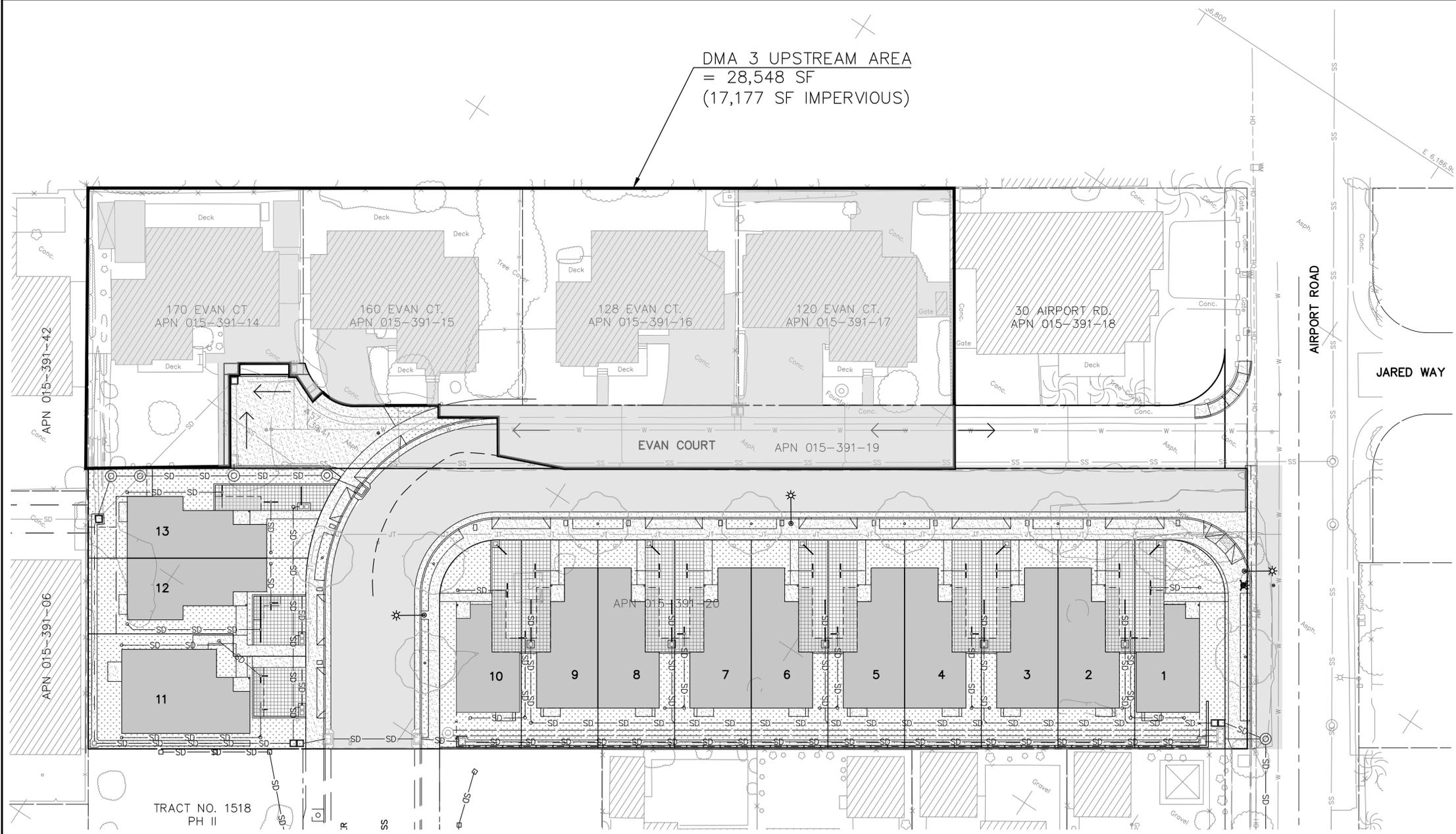


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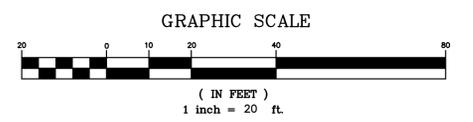
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	▲ CITY COMMENTS 2/9/2024	▲ CITY COMMENTS 8/19/2024	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073-2094 (831) 426-3560		DRAINAGE AREA MAP	
PRELIMINARY IMPROVEMENT PLANS EVAN COURT, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA			
SCALE 1" = 20'	DRAWN KAB	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C4.2
DESIGN KAB	DWG NAME 27763 DRAINAGE	FILE NO. 27763	OF 15

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DMA 3 UPSTREAM AREA
 = 28,548 SF
 (17,177 SF IMPERVIOUS)



UPSTREAM DRAINAGE AREA MAP
 1" = 20'



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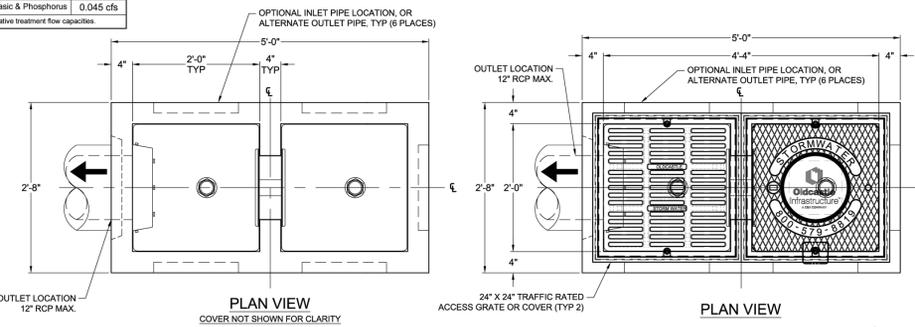
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	▲ CITY COMMENTS 2/9/2024	▲ CITY COMMENTS 8/19/2024

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		DRAINAGE UPSTREAM AREA MAP PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA
SCALE AS NOTED	DRAWN KAB	JOB NO. 27763
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4
DESIGN KAB	DWG NAME 27763 DRAINAGE	FILE NO. 27763

SHEET	C4.3
OF	15

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SITE SPECIFIC DATA				
Structure ID	ID			
Treatment Flow Rate (cfs)	-			
Peak Flow Rate (cfs)	1.3 cfs			
Rim Elevation	X.XX'			
PERFORMANCE SPECIFICATIONS				
Treatment Flow Capacities:				
NJDEP 80% Removal, 75 micron	0.08 cfs			
WA Ecology GULD - Basic & Phosphorus	0.045 cfs			
*Contact Oldcastle for alternative treatment flow capacities.				



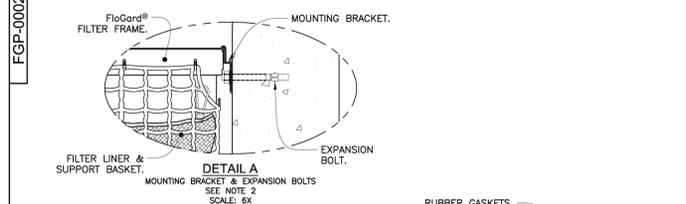
- NOTES
- DESIGN LOADINGS:
A. AASHTO HS-20-44 W/ IMPACT.
B. STANDARD DESIGN FILL: MAX TOP OF STRUCTURE.
C. ASSUMED WATER TABLE: BELOW STRUCTURE.
D. DRY LATERAL EARTH PRESSURE (EPP) = 45 PSF.
E. LATERAL LIVE LOAD BURCHARGE = 80 PSF (APPLIED TO 8' BELOW GRADE).
F. NO LATERAL BURCHARGE FROM ADJACENT BUILDINGS, WALLS, TREES, OR FOUNDATIONS.
 - CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 5,000 PSI MINIMUM.
 - STEEL REINFORCEMENT: REBAR, ASTM A-615 OR A-706, GRADE 60.
 - CEMENT: ASTM C-150 SPECIFICATION.
 - REQUIRED ALLOWABLE SOIL BEARING PRESSURE = 2,500 PSF.
CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
 - REFERENCE STANDARD:
A. ASTM C 895
B. ASTM C 813
C. ACI 318-14
 - OUTLET HOLES WILL BE FACTORY CORED/CAST PER PLANS/CUSTOMER REQUIREMENTS. OUTLET LOCATIONS CAN BE CHANGED.
 - MAXIMUM ROCK WEIGHT (COMBINED WEIGHT OF BASE, CARTRIDGE & ACCESS COVER) = 750 LBS.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT OLDCASTLE INFRASTRUCTURE.

- PRELIMINARY -
NOT FOR CONSTRUCTION

Oldcastle Infrastructure
A CONCRETE COMPANY

Product Drawing
FFCB-25-1x18

DATE: 5/18/15
REVISED: 1/3/06
SHEET: 1 OF 1



MODEL NO.	Curb Opening W x H	Storage Capacity (Cu. Ft.)	Filtered Flow Rate (GPM)	Bypass Flow Rate (GPM)
FGP-24CI	2'0" (24")	.95	338 / 7.5	2,513 / 5.6
FGP-30CI	2'5" (30")	1.20	450 / 1.00	3,008 / 6.7
FGP-36CI	3'0" (36")	1.50	563 / 1.25	3,547 / 7.9
FGP-42CI	3'5" (42")	1.80	675 / 1.50	3,951 / 8.8
FGP-48CI	4'0" (48")	2.10	788 / 1.76	4,445 / 9.9
FGP-54CI	5'0" (60")	2.40	900 / 2.00	5,208 / 11.6
FGP-60CI	6'0" (72")	3.05	1,126 / 2.51	6,196 / 13.8
FGP-72CI	7'0" (84")	3.65	1,350 / 3.01	7,139 / 15.9
FGP-84CI	8'0" (96")	4.25	1,576 / 3.51	8,082 / 18.0
FGP-100CI	10'0" (120")	4.85	1,800 / 4.01	9,833 / 21.9
FGP-120CI	12'0" (144")	6.10	2,252 / 5.02	11,764 / 26.2
FGP-140CI	14'0" (168")	7.30	2,700 / 6.02	13,515 / 30.1
FGP-160CI	16'0" (192")	8.55	3,152 / 7.02	15,448 / 34.4
FGP-180CI	18'0" (216")	9.45	3,490 / 7.78	17,152 / 38.2
FGP-210CI	21'0" (252")	10.95	4,050 / 9.02	19,891 / 44.3
FGP-280CI	28'0" (336")	14.80	5,400 / 12.03	26,311 / 58.6

- NOTES:
- Filter insert shall have a high flow bypass feature.
 - Filter support frame shall be constructed from stainless steel Type 304.
 - Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
 - Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

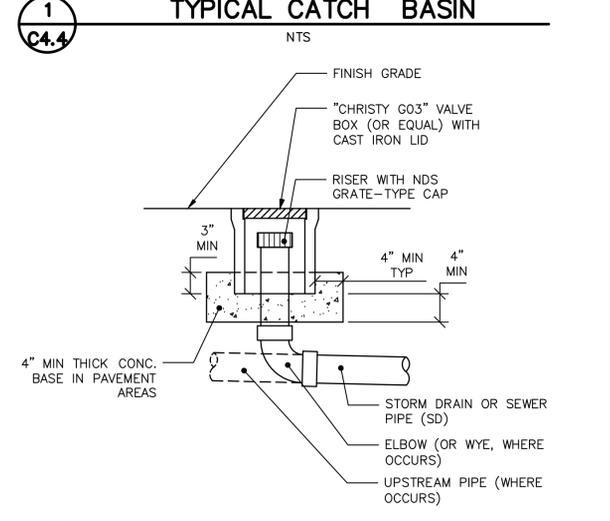
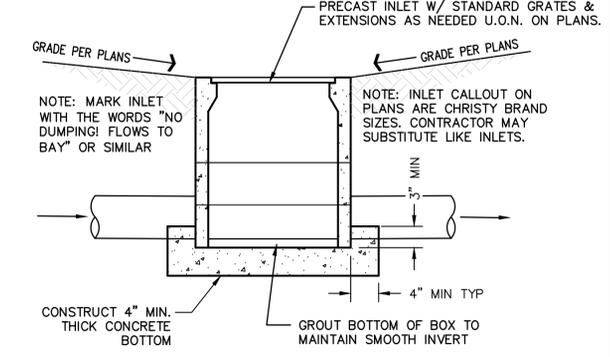
FloGard®
Catch Basin Insert Filter
Curb Inlet Style

Oldcastle®
Stormwater Solutions

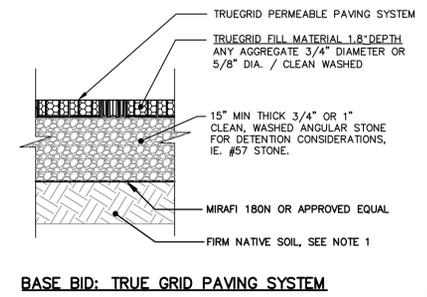
7700 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.579.8818 | oldcastlestormwater.com

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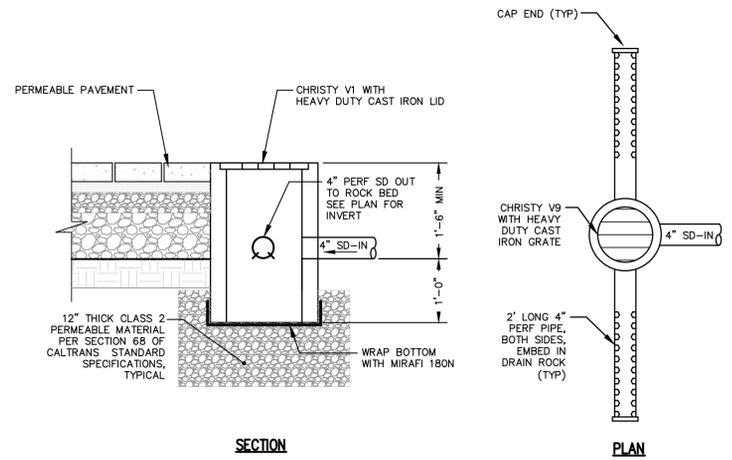
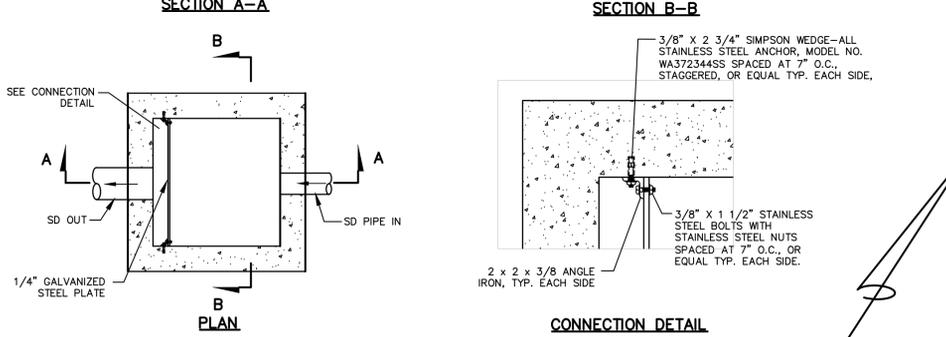
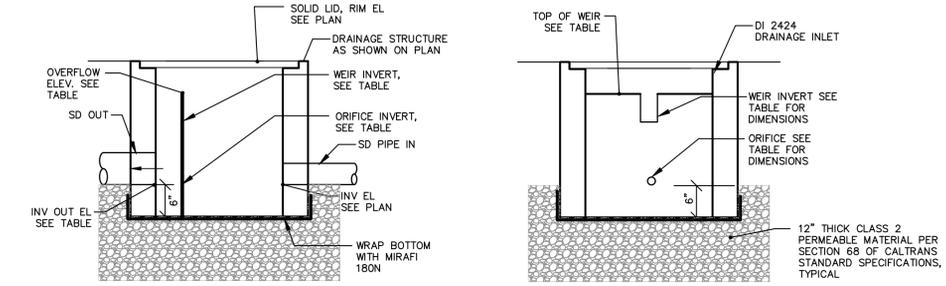
FGP-0002 E JPR 5/18/15 JPR 1/3/06 SHEET 1 OF 1



CONTROL BOX (OCB)	1A	1B	2A	2B	2C	2D	2E1	2E2	2G
GRATE	131.55	131.75	131.62	131.47	131.30	130.44	130.51	130.60	129.66
ORIFICE INVERT	129.22	129.39	129.29	129.14	128.97	128.44	128.51	128.60	125.52
ORIFICE DIAMETER (IN)	7/8	7/8	7/8	7/8	7/8	6/8	5/8	4/8	1 1/4
WEIR INVERT	130.08	130.25	130.19	130.03	129.86	129.59	129.68	129.77	128.39
WEIR HEIGHT (IN)	4	4	4	4	4	4	4	4	4
WEIR WIDTH (IN)	1 5/8	1 6/8	1 6/8	1 6/8	1 5/8	1 6/8	1	1	5 3/8
TOP OF WEIR	130.41	130.58	130.52	130.36	130.19	129.92	130.01	130.10	128.72



- CONTRACTOR OR PERMITEE SHALL:
- PROOF ROLL SUBGRADE SURFACE TO CHECK FOR UNSTABLE AREAS AND NOTIFY THE PROJECT ENGINEER FOR ANY UNSATISFACTORY CONDITIONS.
 - PROVIDE CERTIFICATION FROM THE PAVING SYSTEM MANUFACTURER THAT THE SYSTEM MEETS THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
 - PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVING SYSTEM FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.
 - SCHEDULE CONSTRUCTION TO ENSURE THAT PERVIOUS PAVEMENTS ARE NOT CLOGGED AND THAT SUBGRADES ARE NOT COMPACTED DURING CONSTRUCTION.



5
C4.4
POROUS PAVEMENT
SCALE: 3/4"=1'-0"

4
C4.4
OUTLET CONTROL BOX (OCB) DETAILS
SCALE: 3/4"=1'-0"

3
C4.4
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOUQUEL, CA 95073-2094
(831) 426-3560

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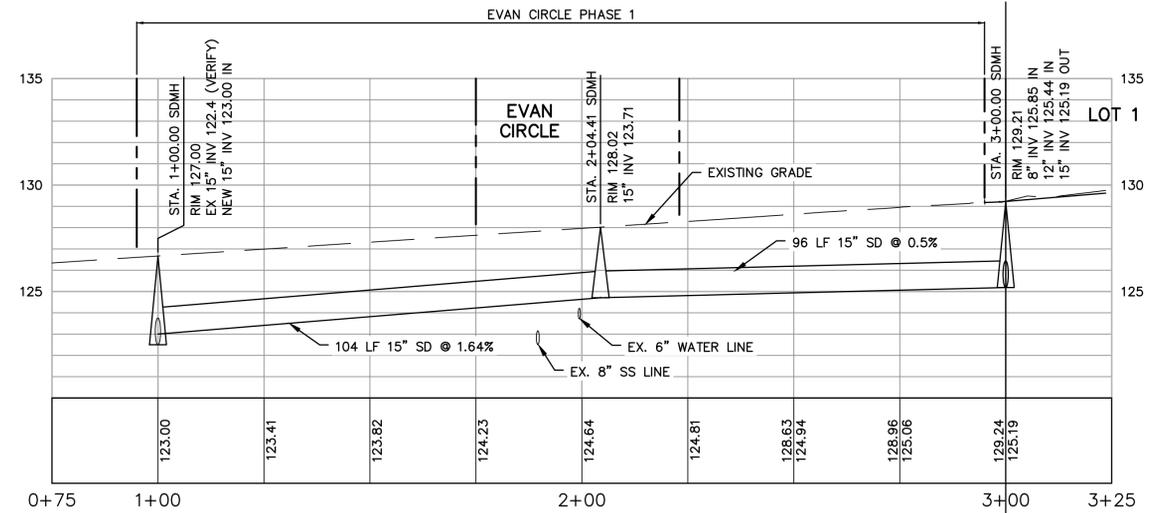
APN 015-391-20

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	CITY COMMENTS	6/7/2024
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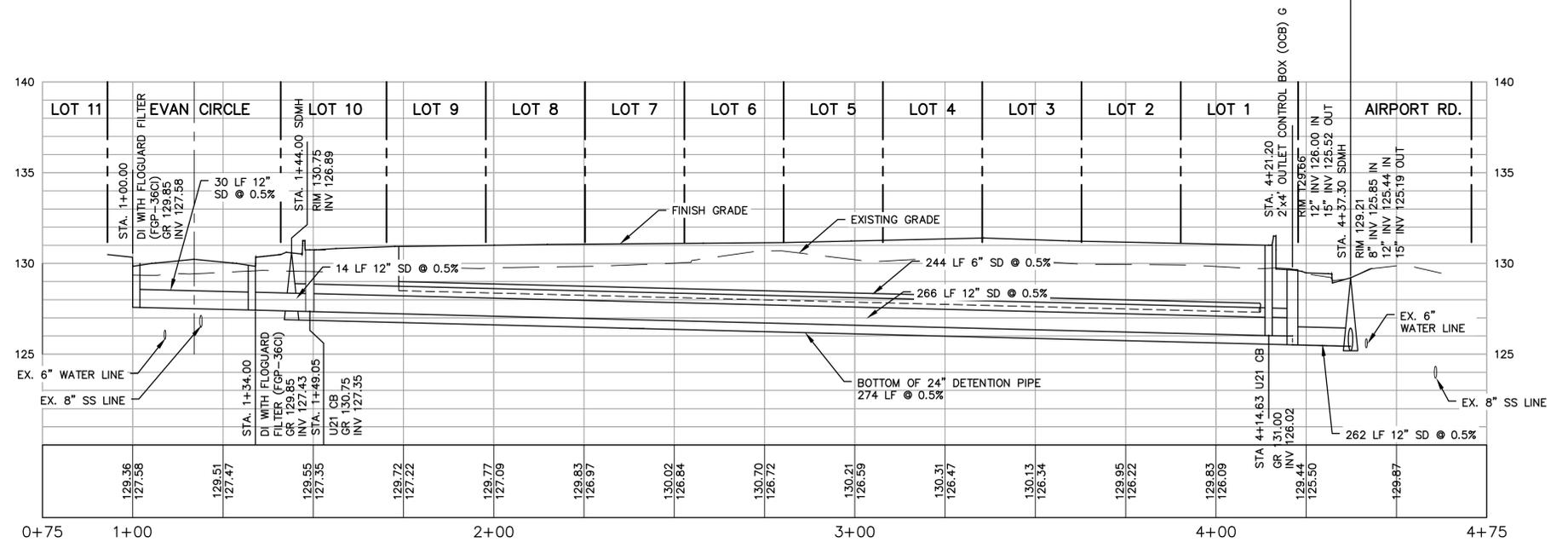
DRAINAGE DETAILS
PRELIMINARY IMPROVEMENT PLANS
EVAN CIRCLE, TRACT 1518, PHASE III
WATSONVILLE, CALIFORNIA

SCALE AS NOTED	DRAWN KAB	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C4.4
DESIGN KAB	DWG NAME 27763 DRAINAGE	FILE NO. 27763	OF 15

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AIRCRAFT RD. STORM DRAIN PROFILE



ONSITE STORM DRAIN PROFILE

ONSITE SD



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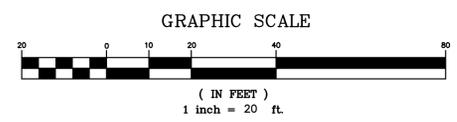
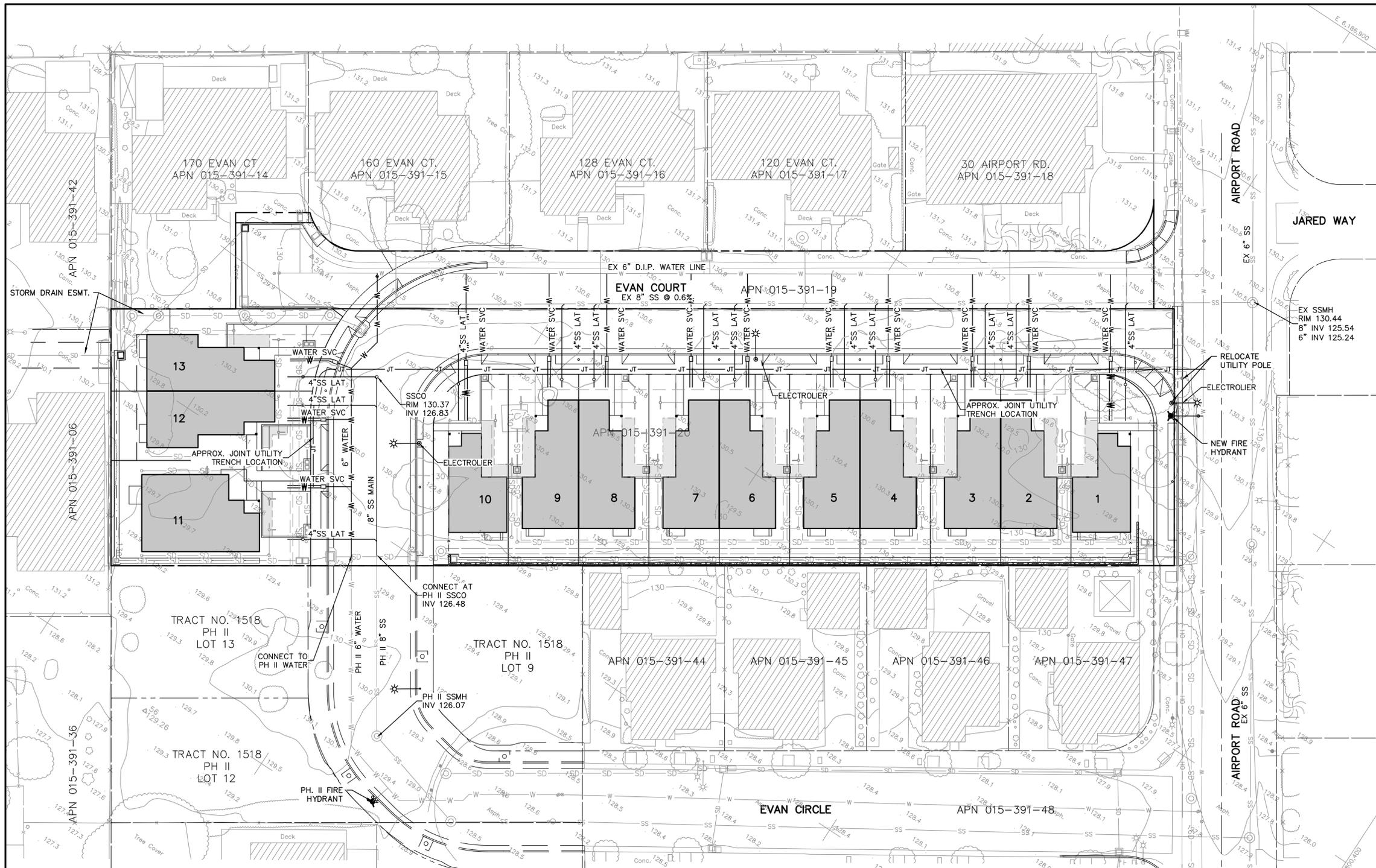
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SOQUEL, CA 95073-2094
(831) 426-3560

STORM DRAIN PROFILES

PRELIMINARY IMPROVEMENT PLANS
EVAN CIRCLE, TRACT 1518, PHASE III
WATSONVILLE, CALIFORNIA

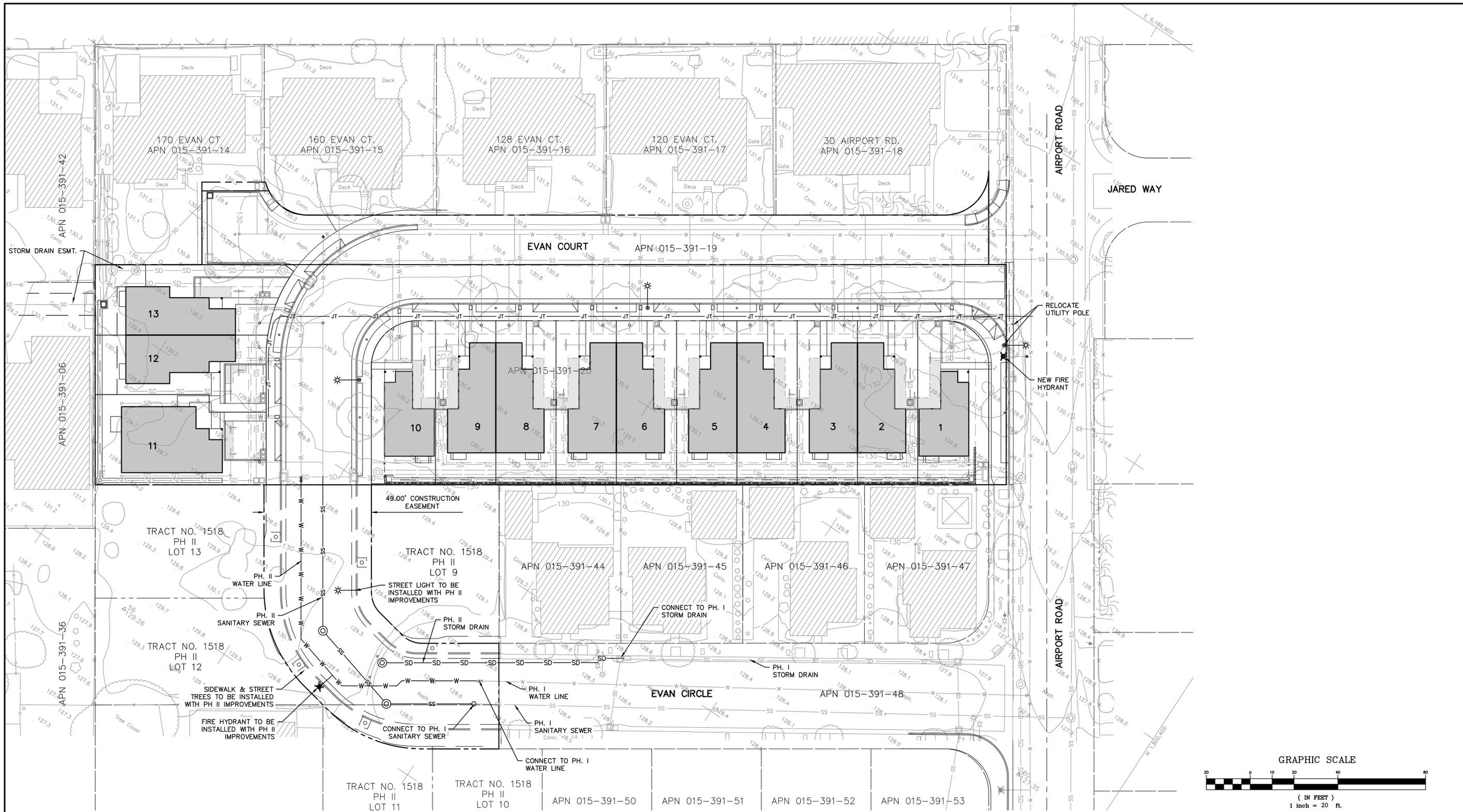
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DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C4.5
DESIGN JFR	DWG NAME 27763 GRADING	FILE NO. 27763	OF 15



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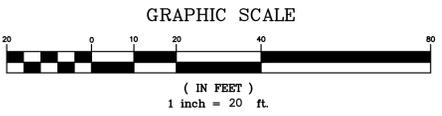
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APN 015-391-20			
REVISED	▲ CITY COMMENTS	8/2/2024	
	▲ CITY COMMENTS	6/7/2024	
	▲ CITY COMMENTS	2/9/2024	▲ CITY COMMENTS 8/19/2024
BOWMAN & WILLIAMS		UTILITY PLAN	
CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS		PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA	
3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560			
SCALE 1" = 20'	DRAWN JFR	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C5
DESIGN JFR	DWG NAME 27763 UTILITY	FILE NO. 27763	OF 15

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NOTE:

SEE PLANS BY IFLAND ENGINEERS FOR PHASE II IMPROVEMENTS TO BE BUILT AS INTERIM CONNECTIONS TO PHASE I.



PRELIMINARY FOR DESIGN REVIEW ONLY

DISCLAIMER
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APN 015-391-20	REVISION	DATE	BY
	▲ CITY COMMENTS	8/2/2024	
	▲ CITY COMMENTS	6/7/2024	
	▲ CITY COMMENTS	2/9/2024	
	▲ CITY COMMENTS	8/19/2024	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073-2094 (831) 426-3560		INTERIM UTILITY PLAN	
PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA		SCALE 1" = 20'	DRAWN JFR
DATE 2023 08 01	CHECKED JFR	JOB NO. 27763	SHEET
DESIGN JFR	DWG NAME 27763 UTILITY	INDEX CORRALITOS 4	C5.1
		FILE NO. 27763	OF 15

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GUTTER AND CURB

CLASS B CURB

COMBINATION CURB, GUTTER & SIDEWALK

NOTES:

- ALL CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE TO THE PROVISIONS OF SECTION 73, "CONCRETE CURBS AND SIDEWALKS" OF THE CALTRANS STANDARD SPECIFICATIONS.
- RELATIVE COMPACTION OF NOT LESS THAN 95% SHALL BE OBTAINED FOR SUBGRADE SOILS AND CLASS 2 AGGREGATE BASE BELOW CURBS AND GUTTERS. RELATIVE COMPACTION OF NOT LESS THAN 90% SHALL BE OBTAINED FOR SUBGRADE SOILS AND CLASS 2 AGGREGATE BASE BELOW SIDEWALKS.
- LIMITS OF REMOVAL OF ALL CURBS, GUTTERS, SIDEWALKS AND APPROACHES SHALL BE SAWS ALONG EXISTING JOINTS AND SCORE LINES.
- NEW CONCRETE IMPROVEMENTS SHALL BE JOINED TO EXISTING BY DOWELLING #4 REBAR 6" INTO EXISTING CONCRETE AND 12" INTO NEW CONCRETE EVERY 2'.
- CONCRETE WHICH HAS BEEN MARKED OR SCRATCHED SHALL BE REMOVED AND REPLACED.
- USE 1/4" RADIUS JOINTER FOR ALL SCORELINES. LINES SHALL BE STRAIGHT, TRUE TO ALIGNMENT AND DEPTH. PLACE 1/2" SCORELINES EVERY 4', WITH EVERY OTHER SCORELINE BEING A 3/4" DEEP SCORE.
- 3/4" DEEP SCORE RUNS CONTINUOUSLY THROUGH SIDEWALK AND CURB AND GUTTER.
- SCORELINES FOR SIDEWALKS WIDER THAN 5' SHALL INCLUDE A 1/2" LONGITUDINAL CENTERED SCORELINE.
- PLACE EXPANSION JOINTS EVERY 60'.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

NOT TO SCALE		STANDARD DRAWING FOR CURB, GUTTER & SIDEWALK	DRAWN: 6/97	REV: 12/12
DRAWN BY: P.A.C.			RESOLUTION No. 76-13 (CM)	
CHECKED BY: T.S.			DRAWING No. S-101	

CURB & GUTTER WITH DETACHED SIDEWALK

NOTES:

- ALL CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE TO THE PROVISIONS OF SECTION 73, "CONCRETE CURBS AND SIDEWALKS", OF THE CALTRANS STANDARD SPECIFICATIONS.
- RELATIVE COMPACTION OF NOT LESS THAN 95% SHALL BE OBTAINED FOR SUBGRADE SOILS AND CLASS 2 AGGREGATE BASE BELOW CURBS AND GUTTERS. RELATIVE COMPACTION OF NOT LESS THAN 90% SHALL BE OBTAINED FOR SUBGRADE SOILS AND CLASS 2 AGGREGATE BASE BELOW SIDEWALKS.
- LIMITS OF REMOVAL OF ALL CURBS, GUTTERS, SIDEWALKS AND APPROACHES SHALL BE SAWS ALONG EXISTING JOINTS AND SCORE LINES.
- CONCRETE WHICH HAS BEEN MARKED OR SCRATCHED SHALL BE REMOVED AND REPLACED.
- SEE PUBLIC IMPROVEMENT STANDARD S-101 FOR SCORING AND JOINTING REQUIREMENTS.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

NOT TO SCALE		STANDARD DRAWING FOR CURB, GUTTER AND SEPARATED SIDEWALK	DRAWN: 6/97	REV: 12/12
DRAWN BY: P.A.C.			RESOLUTION No. 76-13 (CM)	
CHECKED BY: T.S.			DRAWING No. S-102	

GROOVING DETAIL

RETROFIT DETAIL

DETECTABLE WARNING SURFACE DETAILS

NOTES:

- IF THE DISTANCE FROM CURB TO BACK OF SIDEWALK IS TOO SHORT TO ACCOMMODATE RAMP AND 4'-0" PLATFORM AS IN CASE "A", THE SIDEWALK MAY BE DEPRESSED LONGITUDINALLY AS IN CASE "B" OR "C", OR MAY BE WIDENED AS IN CASE "D".
- FOR CASES "B" AND "C", THE LONGITUDINAL PORTION OF THE SIDEWALK MAY NEED TO BE DEPRESSED, AS IN CASE "B".
- THE RAMP SHALL HAVE A 12" WIDE BORDER WITH 1/4" GROOVES APPROX. 3/4" ON CENTER. SEE "GROOVING DETAIL".
- MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP AND CONTINUOUS TO THE CURB RAMP SHALL NOT EXCEED 5% WITHIN 4'-0" OF THE TOP OR BOTTOM OF THE CURB RAMP.
- CURB RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND 3'-0" DEPTH OF THE CURB RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE DETAILS ON THIS PLAN AND THE REQUIREMENTS IN THE SPECIAL PROVISIONS.
- THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOW LINE.

ACCESSIBILITY STANDARDS & DETAILS ARE SUBJECT TO CHANGE TO COMPLY WITH THE MOST CURRENT FEDERAL REGULATIONS SET FORTH BY THE ACCESS BROAD AMERICANS WITH DISABILITIES ACT GUIDELINES.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

NOT TO SCALE		STANDARD DRAWING FOR CURB RAMP	DRAWN: 9/97	REV: 11/12
DRAWN BY: P.A.C.			RESOLUTION: 76-13 (CM)	
CHECKED BY: M.E.C.R.			DRAWING No. S-104	

TYPE "A" DRIVEWAY WITH PLANTER STRIP AND 8' OR WIDER SIDEWALK

PLAN

TYPICAL ELEVATION TYPE "A" & "B" DRIVEWAY

PLAN TYPE "B" DRIVEWAY

NOTES:

- ALL CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE TO THE PROVISIONS OF SECTION 73, "CONCRETE CURBS AND SIDEWALKS" OF THE CALTRANS STANDARD SPECIFICATIONS.
- CURBS, GUTTERS AND SIDEWALK APPROACHES SHALL BE UNDERLAIN WITH 6" CLASS 2 AGGREGATE BASE.
- RELATIVE COMPACTION OF NOT LESS THAN 95% SHALL BE OBTAINED FOR SUBGRADE SOILS AND CLASS 2 AGGREGATE BASE BELOW CURBS, GUTTERS AND DRIVEWAY APPROACHES.
- THE DRIVEWAY APPROACH SHALL BE REINFORCED WITH #4 REBAR PLACED AT 12" ON CENTER EACH WAY.
- LIMITS OF REMOVAL OF ALL CURBS, GUTTERS, SIDEWALKS AND APPROACHES SHALL BE SAWS ALONG EXISTING JOINTS AND SCORELINES.
- CONCRETE WHICH HAS BEEN MARKED OR SCRATCHED SHALL BE REMOVED AND REPLACED.
- SEE PUBLIC IMPROVEMENT STANDARD S-101 FOR SCORING AND JOINTING REQUIREMENTS.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

NOT TO SCALE		STANDARD DRAWING FOR DRIVEWAY APPROACH	DRAWN: 8/11	REV: 12/12
DRAWN BY: P.A.C.			RESOLUTION: 76-13 (CM)	
CHECKED BY: M.E.C.R.			DRAWING No. S-105	

WATER MAIN

WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI/AWWA SPECIFICATION C15/A.21.51. PIPES SHALL BE COATED WITH BITUMINOUS SEAL AND CEMENT MORTAR LINING CONFORMING TO ANSI/AWWA SPECIFICATION C104/A21.4. THE COATING SHALL BE 1/16" THICK. JOINTS SHALL BE TYTON OR EQUAL RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA SPECIFICATION C111/A21.11. CONTRACTOR SHALL ENCASE ALL NEW WATER MAINS WITH POLYWRAP MEETING AWWA C105-10.

SANITARY SEWER- GRAVITY MAIN

SANITARY SEWER GRAVITY MAINS SHALL BE P.V.C. PIPE, SDR-26 OR LESS.

SANITARY SEWER - FORCE MAIN

SANITARY SEWER FORCE MAINS SHALL BE C-900 CLASS 100 PVC WITH LOCATOR WIRE. THE WIRE SHALL BE A MINIMUM OF 12 GAUGE THWN OR 12 GAUGE THWN, AND SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF PIPE LAID BETWEEN CLEANOUTS. THE WIRE SHALL BE SECURED TO PIPE BY TAPE WRAPPED COMPLETELY AROUND PIPE EVERY 12 FEET OR LESS. THE WIRE SHALL BE BROUGHT INTO CLEANOUT MANHOLES WITH 2 FEET OF WIRE MORE THAN IS NEEDED TO REACH THE SURFACE.

STORM SEWER

STORM SEWER MAINS SHALL BE:

- CLASS III REINFORCED CONCRETE PIPE (RCP) WITH RUBBER ISOPRENE GASKETS
- PVC SDR-26 PIPE OR LESS.
- HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH SMOOTH INTERIOR WALLS (TYPE "S"), WITH RUBBER GASKETTED, WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM 3212 (ADS N12 OR APPROVED EQUAL).

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

NOT TO SCALE		STANDARD DRAWING FOR WATER, SANITARY SEWER & STORM SEWER PIPING	DRAWN: 12/02	REV: 12/12
DRAWN BY: P.A.C.			RESOLUTION: 76-13 (CM)	
CHECKED BY: T.S.			DRAWING No. S-201	

STANDARD MANHOLE

NOTES:

- ALL CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 90 - 2, "MINOR CONCRETE" OF THE CALTRANS STANDARD SPECIFICATIONS.
- PRECAST CONES, BARREL AND RINGS SHALL MEET ASTM C478.
- PRE-CAST CONCRETE BASE SECTIONS ARE PROHIBITED.
- SLURRY CEMENT BACKFILL SHALL BE IN ACCORDANCE WITH SECTION 19, "SLURRY CEMENT BACKFILL" OF THE CALTRANS STANDARD SPECIFICATIONS.
- FOR SANITARY SEWERS, PROVIDE DROP INLET WHERE GRADE OF ENTERING LINE IS 24" OR MORE ABOVE THE FLOWLINE OF THE SEWER MANHOLE.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

NOT TO SCALE		STANDARD DRAWING FOR STANDARD MANHOLE	DRAWN: 11/10	REV: 8/12
DRAWN BY: P.A.C.			RESOLUTION: 76-13 (CM)	
CHECKED BY: T.S.			DRAWING No. S-202	

STORM DRAIN MARKER DETAIL

NOTES:

- THE STORM DRAIN MARKER SHALL BE CENTERED ABOVE THE STORM DRAIN CATCH BASIN AS SHOWN.
- STAINLESS STEEL STORM DRAIN MARKER SHALL BE ALMETEK STORM DRAIN MARKER, WITH FISH READING "DRAINS TO WATERWAY".

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

NOT TO SCALE		WATER DIVISION STANDARD DRAWING STORM DRAIN MARKER INSTALLATION	DRAWN: 5/10	DATE DRAWN: 5/10
DRAWN BY: P.A.C.			DATE REVISED: 76-13 (CM)	
CHECKED BY: T.S.			DRAWING No. S-207	

ASPHALT PAVEMENT SECTION

SCALE: NTS

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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APN 015-391-20

REVISED

△ CITY COMMENTS 8/2/2024	
△ CITY COMMENTS 6/7/2024	
△ CITY COMMENTS 2/9/2024	△ CITY COMMENTS 8/19/2024

BOWMAN & WILLIAMS
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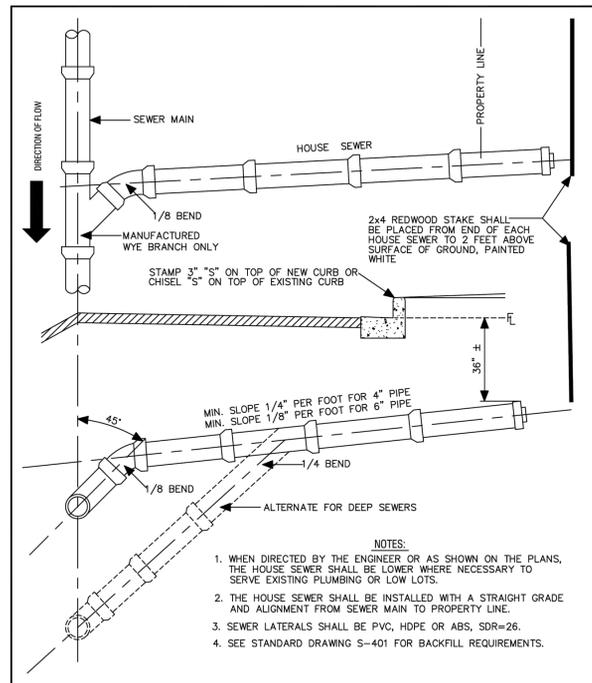
3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

DETAILS

PRELIMINARY IMPROVEMENT PLANS
EVAN CIRCLE, TRACT 1518, PHASE III
WATSONVILLE, CALIFORNIA

SCALE 1" = 20'	DRAWN JFR	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C6
DESIGN JFR	DWG NAME 27763 UTILITY	FILE NO. 27763	OF 15

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CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

NOT TO SCALE

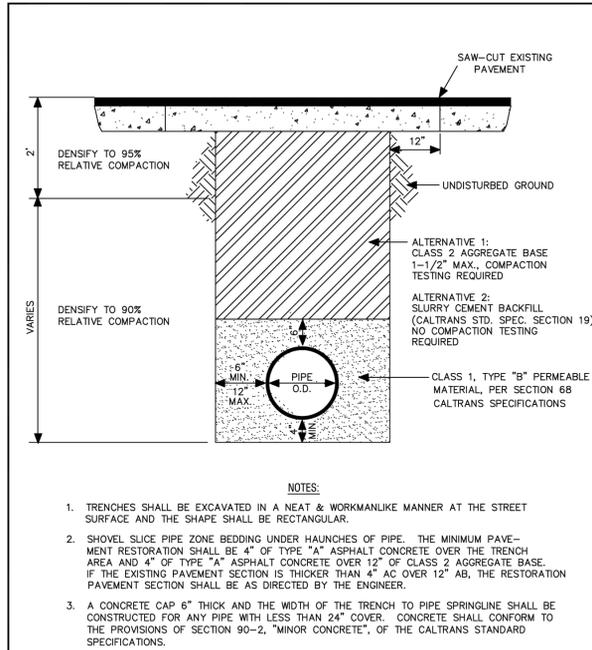
STANDARD DRAWING FOR
**SEWER LATERAL:
NEW DEVELOPMENT**

DRAWN: 6/9/8
RESOLUTION: 76-13 (CM)
DRAWING NO. S-209a

REV: 12/11

DRAWN BY: P.A.C.
CHECKED BY: T.S.

MARIA ESTHER RODRIGUEZ, CITY ENGINEER



CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

NOT TO SCALE

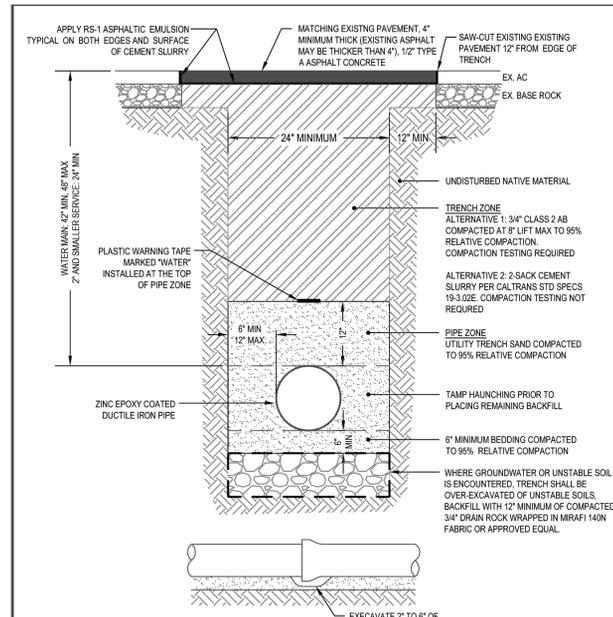
STANDARD TRENCH
BACKFILL SECTION

DRAWN: 9/12
RESOLUTION: 76-13 (CM)
DRAWING NO. S-401

REV: 5/13

DRAWN BY: P.A.C.
CHECKED BY: T.S.

MARIA ESTHER RODRIGUEZ, CITY ENGINEER



CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

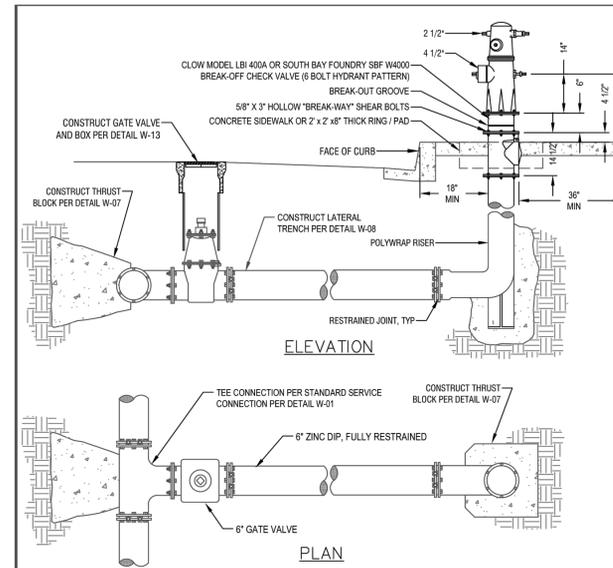
SCALE: NTS

WATER DIVISION STANDARD DRAWING
**STANDARD WATER
TRENCH DETAIL**

DRAWN: MAY 2018
RESOLUTION: 98-18 (CM)
DRAWING NO. W-08

DRAWN BY: STAFF
CHECKED BY: TC

MARIA ESTHER RODRIGUEZ, CITY ENGINEER



CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

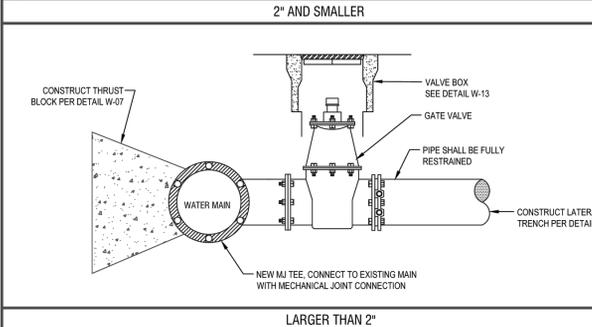
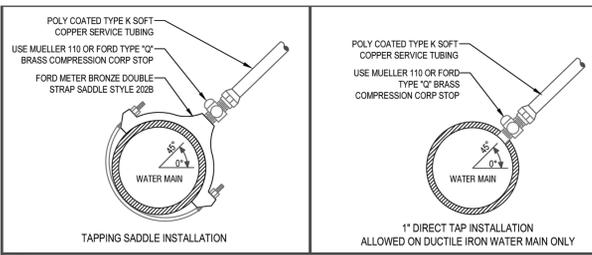
SCALE: NTS

WATER DIVISION STANDARD DRAWING
**NEW FIRE HYDRANT
INSTALLATION**

DRAWN: MAY 2018
RESOLUTION: 98-18 (CM)
DRAWING NO. W-05

DRAWN BY: STAFF
CHECKED BY: TC

MARIA ESTHER RODRIGUEZ, CITY ENGINEER



- NOTES:**
- ALL HOT TAP CONNECTIONS (4" AND LARGER) AND AIR TESTS SHALL BE MADE IN THE PRESENCE OF THE PUBLIC WORKS ENGINEER OR INSPECTOR.
 - ALL HOT TAP CONNECTIONS SHALL BE AT LEAST 24" AWAY FROM ANY JOINT OR FITTING AND 18" AWAY FROM ANY OTHER TAP.
 - FOR DIRECT TAP ONLY CONTRACTOR SHALL APPLY TWO LAYERS OF ADHESIVE TAPE COMPLETELY AROUND PIPE AT TAPPING LOCATION PRIOR TO TAPPING.
 - CONTRACTOR SHALL ENCASE TAPPING SADDLE, ALL FASTENERS, ALL PIPE FITTINGS, AND SERVICE LINE WITHIN WITH POLYWRAP.
 - COUPON OR "COOKIE" SHALL BE RETAINED AND DELIVERED TO THE WATER SERVICES DIVISION.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

SCALE: NTS

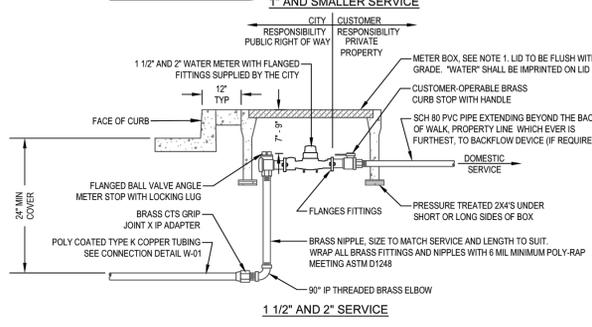
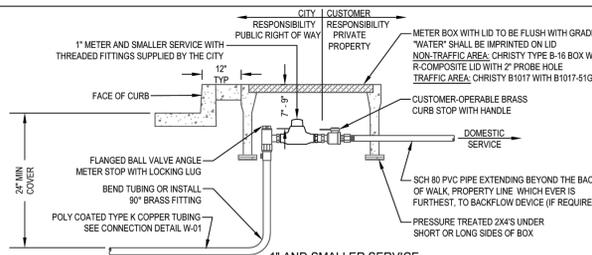
WATER DIVISION STANDARD DRAWING
**STANDARD SERVICE
CONNECTION**

DRAWN: MAY 2018
RESOLUTION: 98-18 (CM)
DRAWING NO. W-01

REV: 12/11

DRAWN BY: STAFF
CHECKED BY: TC

MARIA ESTHER RODRIGUEZ, CITY ENGINEER



- NOTES:**
- METER BOX: CHRISTY B-36 W/ FL360FIBRETYLID NON TRAFFIC, B-1730 BOX W/ B1730-51GH STEEL CHECKER PLATE LID FOR TRAFFIC. ALL LIDS SHALL HAVE A PORT ACCEPTING THE WIRELESS METER READER.
 - ALL PRIVATE INSTALLATION SHALL COMPLY WITH CITY ORDINANCE WMC 6.3.4 AS AMENDED REGARDING "WATER SERVICES AND CHARGES": DOMESTIC AND FIRE SERVICE LINE SHALL BE SIZED PER CALIFORNIA PLUMBING AND FIRE CODES.
 - THE CUSTOMER SHALL INSTALL SUITABLE CONTROL VALVES ON EACH PRIVATE SERVICE LINE ON THE RISER TO EACH BUILDING OR A MAXIMUM OF 50 FEET FROM THE METER. THE VALVES SHALL CONTROL THE ENTIRE WATER SUPPLY FROM THE SURFACE.
 - ALL CORPORATION STOPS, ANGLE METER STOPS, COUPLINGS AND CONNECTIONS SHALL BE BRASS FITTINGS LEAD-FREE COMPLIANCE AND HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

SCALE: NTS

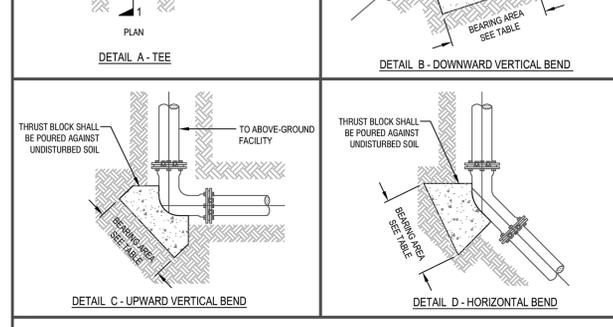
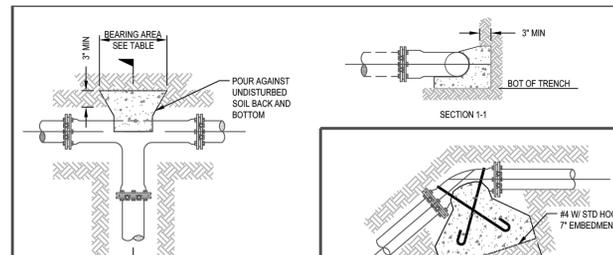
WATER DIVISION STANDARD DRAWING
**2" AND SMALLER
STAND-ALONE SERVICE**

DRAWN: MAY 2018
RESOLUTION: 98-18 (CM)
DRAWING NO. W-04

REV: 12/11

DRAWN BY: STAFF
CHECKED BY: TC

MARIA ESTHER RODRIGUEZ, CITY ENGINEER



REQUIRED BEARING AREA IN SQUARE FEET

PIPE DIA	TEE - A	DOWN VERT - B	UPWARD VERT - C	HRZ BEND - D
4"	2	2	2	2
6"	5	4	6	4
8"	8	7	11	7
10"	11	10	15	10
12"	17	16	24	16
14"	22	23	31	23
16"	30	30	42	30
18"	39	35	54	35

NOTES:

- CONCRETE SHALL BE KEPT CLEAR OF ALL FLANGES AND LUGS.
- ALL CONCRETE THRUST BLOCK SHALL HAVE A MINIMUM THICKNESS OF 12 INCHES.
- BLOCKING IS BASED ON 150 PSI PRESSURE AND 1000 PSF SOIL BEARING.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT

SCALE: NTS

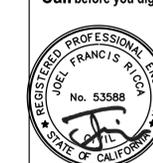
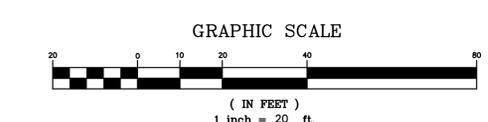
WATER DIVISION STANDARD DRAWING
**STANDARD
THRUST BLOCK**

DRAWN: MAY 2018
RESOLUTION: 98-18 (CM)
DRAWING NO. W-07

REV: 12/11

DRAWN BY: STAFF
CHECKED BY: TC

MARIA ESTHER RODRIGUEZ, CITY ENGINEER



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APN 015-391-20

REVISED	CITY COMMENTS	8/2/2024
	CITY COMMENTS	6/7/2024
	CITY COMMENTS	2/9/2024
	CITY COMMENTS	8/19/2024

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS

3949 RESEARCH PARK COURT, SUITE 100
SOQUEL, CA 95073-2094
(831) 426-3560

DETAILS

PRELIMINARY IMPROVEMENT PLANS
EVAN CIRCLE, TRACT 1518, PHASE III
WATSONVILLE, CALIFORNIA

SCALE	1" = 20'	DRAWN	JFR	JOB NO.	27763	SHEET	
DATE	2023 08 01	CHECKED	JFR	INDEX	CORRALITOS 4		C6.1
DESIGN	JFR	DWG NAME	27763 UTILITY	FILE NO.	27763		OF 15

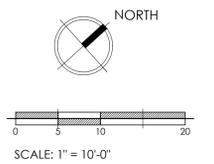
THIS SHEET TO BE PRINTED AT 24" X 36"

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE
UPON BUILDING DEPARTMENT SUBMITTAL, THE PLANTING AND IRRIGATION PLANS SHALL COMPLY WITH ANY OF THE CITY OF WATSONVILLE WATER EFFICIENT LANDSCAPE ORDINANCES.

EVAN CIRCLE PHASE THREE

HABITAT FOR HUMANITY

EVAN CIRCLE
WATSONVILLE, CA
APN#015-391-20



PLAN REVISIONS

NO.	DATE	DESCRIPTION

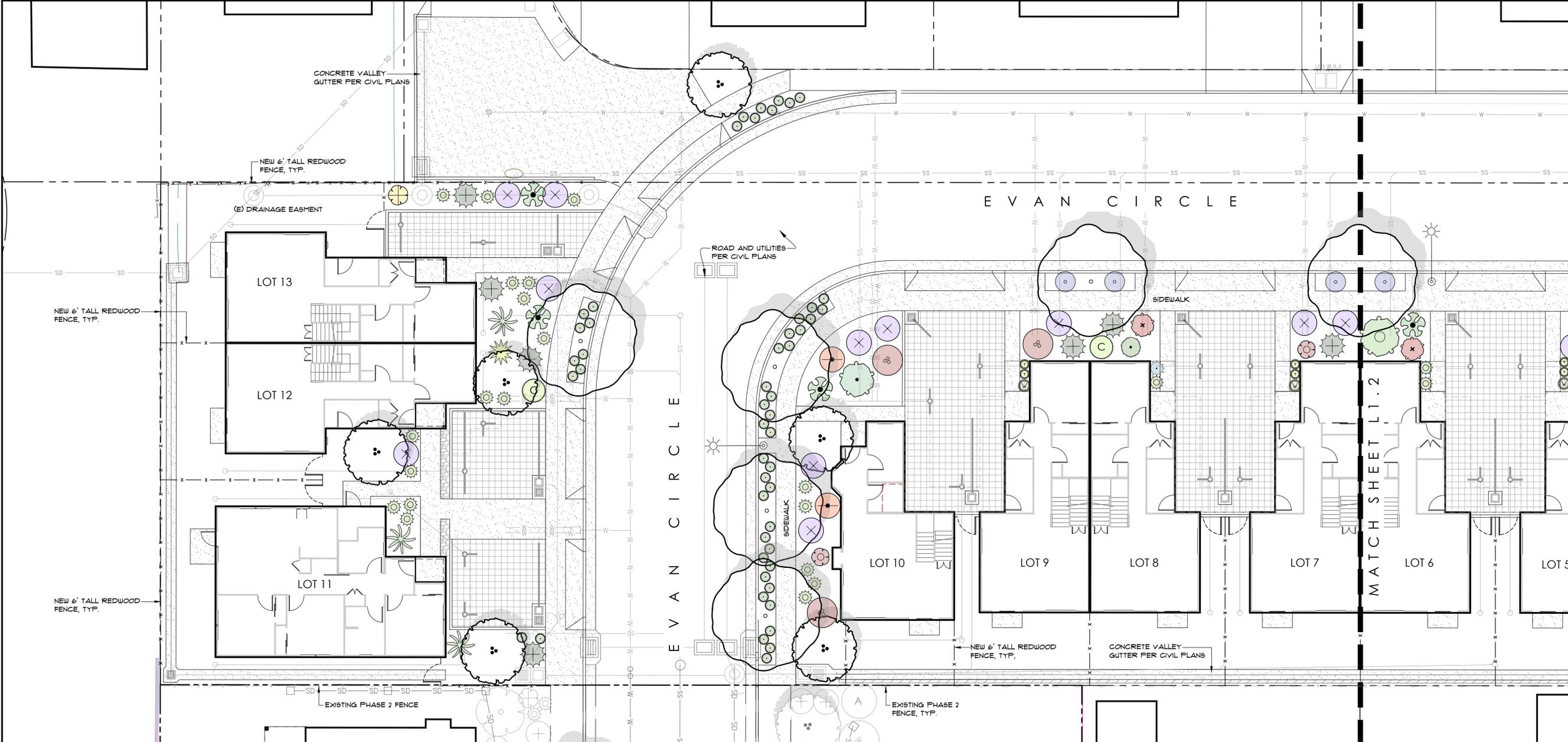
DATE * 03/13/2024
JOB * 2224

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.1



PLANT LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	LAURUS NOBILIS / SWEET BAY (MULTI-TRUNK)	15 GAL	9	12' x 12'	L
	PISTACIA CHINENSIS 'KEITH DAVEY' / FRUITLESS CHINESE PISTACHE	15 GAL	10	40' x 40'	L
SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	ABUTILON 'GOLDEN BALLERINA' / YELLOW FLOWERING MAPLE	5 GAL	1	6' x 4'	M
	ACANTHUS MOLLIS 'OAK LEAF' / OAK LEAF ACANTHUS	1 GAL	1	4' x 4'	M
	AGAVE ATTENUATA / FOX TAIL AGAVE	1 GAL	5	4' x 6'	L
	COLEONEMA PULCHELLUM 'SUNSET GOLD' / BREATH OF HEAVEN	1 GAL	2	3' x 5'	L
	FATSIA JAPONICA / JAPANESE ARALIA	1 GAL	3	6' x 6'	M
	LANTANA X 'MONET' / SPREADING SUNSET LANTANA	1 GAL	1	2' x 6'	L
	LANTANA SELLOUJANA / TRAILING LANTANA	1 GAL	14	1' x 5'	L
	LEUCADENDRON 'RED GEM' / RED GEM CONEBUSH	1 GAL	2	3' x 3'	L
	LEUCADENDRON 'SAFARI SUNSET' / SAFARI CONEBUSH	5 GAL	2	8' x 6'	L
	MAHONIA EURYBRACTEATA 'SOFT CARESS' / SOFT CARESS MAHONIA	1 GAL	3	4' x 3'	L
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / ROSEMARY	1 GAL	10	1.5' x 4'	L
	YUCCA GLORIOSA 'WALBRISTAR' / BRIGHT STAR YUCCA	1 GAL	1	1.5' x 5'	L
	YUCCA GLORIOSA 'VARIEGATA' / VARIEGATED YUCCA	1 GAL	1	1.5' x 5'	L

GRASS-LIKE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	CAREX DIVULSA / BERKELEY SEDGE	1 GAL	92	2' x 2.5'	L
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	4	2.5' x 3.5'	L
	CORDYLIN 'RED SENSATION' / SENSATION CORDYLIN	5 GAL	3	4' x 4'	L
	CORDYLIN AUSTRALIS 'ALBERTII' / GRASS PALM	5 GAL	1	15' x 8'	L
	CORDYLIN AUSTRALIS 'TORBAY DAZZLER' / GRASS PALM	5 GAL	3	15' x 8'	L
	DIANELLA 'CLARITY BLUE' / CLARITY BLUE™ DIANELLA	1 GAL	5	2' x 1.5'	M
	DIANELLA TASMANICA 'TAS900' / WYEENA™ FLAX LILY	1 GAL	1	2.5' x 2.5'	M
	LOMANDRA HYSTRIX 'TROPIC BELLE' / TROPIC BELLE MAT RUSH	1 GAL	26	3' x 3'	L
	THAMNOCHORTUS INSIGNIS / THATCHING REED	1 GAL	9	5' x 1'	L

PLANTING NOTES

- TOTAL LANDSCAPED AREA = 3,650 SF
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- BACKYARDS TO RECEIVE 3" MIN. LAYER OF WOOD CHIPS.
- THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

WUCOLS WATER USE CLASSIFICATION

H	HIGH WATER USE
M	MODERATE WATER USE
L	LOW WATER USE
VL	VERY LOW WATER USE

PRELIMINARY IRRIGATION NOTES

THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT SHOULD BE MAINTAINED IN GOOD WORKING ORDER. EACH UNIT TO HAVE OWN SEPARATE IRRIGATION SYSTEM.

- EACH UNIT TO RECEIVE IRRIGATION CONTROLLER EQUAL TO HUNTER X-CORE. MOUNTED TO EXTERIOR WALL NEAR GAS AND ELECTRICAL UTILITIES.
- ALL NEW TREES TO RECEIVE TWO (2) TREE BUBBLERS TO BE EQUAL TO HUNTER RZU8-18-50-CV (0.5 GPM) TREE ROOT BUBBLERS 18" DEEP
- ALL NEW PERENNIALS AND SHRUBS TO RECEIVE DRIP (FONT-SOURCE) EMITTERS EQUAL TO HUNTER HE-B SINGLE OUTLET WITH SCREEN
- DRIP VALVES SHOULD BE EQUAL TO HUNTER ICZ-101 - BELOW GRADE IN VALVE BOXES FOUR IN ONE VALVE BOX.
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- LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.

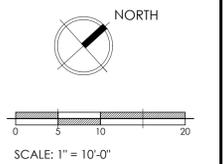
THIS SHEET TO BE PRINTED AT 24" X 36"

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE
UPON BUILDING DEPARTMENT SUBMITTAL, THE PLANTING AND IRRIGATION PLANS SHALL COMPLY WITH ANY OF THE CITY OF WATSONVILLE WATER EFFICIENT LANDSCAPE ORDINANCES.

EVAN CIRCLE PHASE THREE

HABITAT FOR HUMANITY

EVAN CIRCLE
WATSONVILLE, CA
APN#015-391-20



PLAN REVISIONS

NO.	DATE	DESCRIPTION

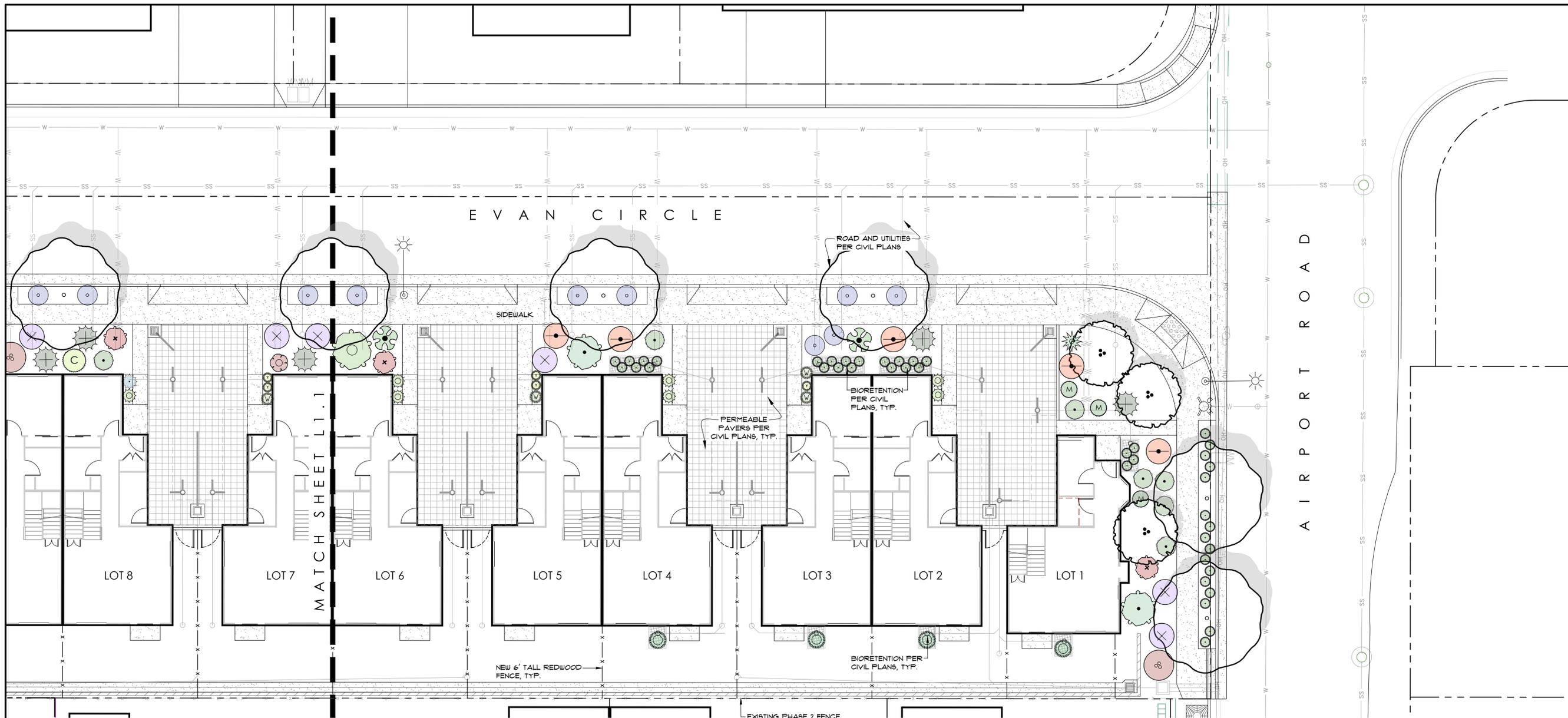
DATE * 03/13/2024
JOB * 2224

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.2



PLANT LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	LAURUS NOBILIS / SWEET BAY (MULTI-TRUNK)	15 GAL	9	12' x 12'	L
	PISTACIA CHINENSIS 'KEITH DAVEY' / FRUITLESS CHINESE PISTACHE	15 GAL	10	40' x 40'	L
SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	ABUTILON 'GOLDEN BALLERINA' / YELLOW FLOWERING MAPLE	5 GAL	1	6' x 4'	M
	ACANTHUS MOLLIS 'OAK LEAF' / OAK LEAF ACANTHUS	1 GAL	1	4' x 4'	M
	AGAVE ATTENUATA / FOX TAIL AGAVE	1 GAL	5	4' x 6'	L
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	LANTANA SELLOUIANA / TRAILING LANTANA	1 GAL	14	1' x 5'	L
	LEUCADENDRON 'RED GEM' / RED GEM CONEBUSH	1 GAL	2	3' x 3'	L
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GRASS-LIKE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
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	CORDYLINAE 'RED SENSATION' / SENSATION CORDYLINAE	5 GAL	3	4' x 4'	L
	CORDYLINAE AUSTRALIS 'ALBERTII' / GRASS PALM	5 GAL	1	15' x 8'	L
	CORDYLINAE AUSTRALIS 'TORBAY DAZZLER' / GRASS PALM	5 GAL	3	15' x 8'	L
	DIANELLA 'CLARITY BLUE' / CLARITY BLUE™ DIANELLA	1 GAL	5	2' x 1.5'	M
	DIANELLA TASMANICA 'TA9300' / WYEENA™ FLAX LILY	1 GAL	1	2.5' x 2.5'	M
	LOMANDRA HYSTRIX 'TROPIC BELLE' / TROPIC BELLE MAT RUSH	1 GAL	26	3' x 3'	L
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 - LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.

RESOLUTION NO. _____ (CM)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A DENSITY BONUS (PP2023-6034) FOR A 13-UNIT SUBDIVISION LOCATED AT 36 AIRPORT ROAD (APN: 015-391-20 &19) AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL EXEMPTION)

WHEREAS, an application for an Administrative Use Permit, Density Bonus, Major Subdivision, and Tentative Map (PP2023-6034) for construction of a thirteen-unit subdivision with thirteen new one- and two-story single-family residences on two vacant parcels totaling 50,229 square feet located at 36 Airport Road, Watsonville, California, was filed by Bill Kempf, architect and applicant on behalf of Habitat for Humanity, property owner; and

WHEREAS, the 50,229-square-foot site has frontage on Airport Road, used to be occupied by a single-family residence, and is currently vacant; and

WHEREAS, the thirteen proposed single-family residences on the 50,229-square-foot site would result in a residential density of 13.63 dwelling units per acre (du/acre), which is within the permitted density range of 8 to 13.99 units per acre allowed for land designated R-MD (Residential-Medium Density), which is the land use designation for the parcel; and

WHEREAS, the subject property is designated R-MD (Residential-Medium Density) on the General Plan Land Use Map and is within the RM-2 (Multiple Residential-Medium Density) Zoning District, and

WHEREAS, on October 1, 2024, the Planning Commission considered all written and verbal evidence regarding this application and adopted Resolution 9-24 (PC) approving an Administrative Use Permit and recommending to the City Council approval

of a Density Bonus, Major Subdivision, and Tentative Map (PP2023-6034) for the construction of a 13-unit subdivision located at 36 Airport Road (APN: 015-391-20 & 19); and

WHEREAS, pursuant to WMC Section 14-47.140(a), upon review and recommendation by the Planning Commission, the City Council shall adopt a resolution for a Density Bonus pursuant to Chapter 14-47; and

WHEREAS, before approving an application for a Density Bonus, the City Council shall make all of the findings located in WMC Section 14-47.140(b); and

WHEREAS, notice of time and place of the hearing to consider approval of the Density Bonus (PP2023-6034) for a 13-unit subdivision on two vacant parcels totaling 50,229 square feet located at 36 Airport Road was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville; and

WHEREAS, the City Council has considered all written and verbal evidence regarding this application; and

WHEREAS, the City Council finds that the subdivision will be consistent with Watsonville standards.

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. The City Council finds the project categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Title 14 Section 15332 (In-Fill Exemption). The project meets the conditions of Section 15332, including: the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning

designation and regulations; the project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Additionally, none of the exceptions in section 15300.2 apply: the project is not located on an environmental resource of hazardous or critical concern; there would not be a cumulative impact from successive projects of the same type in the same place; there is no evidence that there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances; the project is not located near a scenic highway or on a hazardous waste site or on a historical resource.

2. The City Council approves a Density Bonus (PP2023-6034) for a 13-unit subdivision on two vacant parcels totaling 50,229 square feet located at 36 Airport Road based upon the Findings attached and marked as Exhibit "A".

DENSITY BONUS FINDINGS (WMC §14-47.140(b))

- 1. The application is eligible for a Density Bonus and any concessions, or incentives requested if conforms to all standards included in this Chapter and includes a financing mechanism for all implementation and monitoring costs;**

Supportive Evidence

The Density Bonus application has been reviewed and is eligible for a Density Bonus and the three requested concessions and five requested waivers, conforms to all standards in Chapter 14-47, and includes a financing mechanism for all implementation and monitoring costs.

- 2. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions based upon appropriate financial analysis and documentation as described in Section 14-47.130 of this Chapter;**

Supportive Evidence

The requested concessions and waivers will result in identifiable, financially sufficient, and actual cost reductions based on appropriate financial analysis and documentation.

- 3. If the Density Bonus is based all or in part on donation of land, the approval body has made the findings included in Section 14-47.070(c) of this Chapter;**

Staff Analysis: The Density Bonus is not based all or in part on donation of land, so this finding is not applicable.

- 4. If the Density Bonus, incentive, or concession is based all or in part on the inclusion of a Day Care Center, the approval body has made the findings required by Section 14-47.080(b) of this Chapter;**

Staff Analysis: The Density Bonus is not based all or in part on the inclusion of a Day Care Center, so this finding is not applicable.

5. **A Density Bonus Housing Agreement in recordable form has been signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of this Chapter and the Density Bonus Program Guidelines.**

Staff Analysis: Per the City's standard procedures related to deed-restricted affordable units, a condition of approval (Condition #16) has been included Exhibit D stating that a Density Bonus/Affordable Housing Agreement in recordable form shall be approved by City Council and signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of Chapter 14-47 and the Density Bonus Program Guidelines prior to issuance of a building permit.

RESOLUTION NO. _____ (CM)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A MAJOR SUBDIVISION, AND TENTATIVE MAP FOR EVAN CIRCLE, TRACT 1518, PHASE III (PP2023-6034) FOR A 13-UNIT SUBDIVISION LOCATED AT 36 AIRPORT ROAD (APN: 015-391-20 &19) AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL EXEMPTION)

WHEREAS, an application for an Administrative Use Permit, Density Bonus, Major Subdivision, and Tentative Map (PP2023-6034) for construction of a thirteen-unit subdivision with thirteen new one- and two-story single-family residences on two vacant parcels totaling 50,229 square feet located at 36 Airport Road, Watsonville, California, was filed by Bill Kempf, architect and applicant on behalf of Habitat for Humanity, property owner; and

WHEREAS, the 50,229-square-foot site has frontage on Airport Road, used to be occupied by a single-family residence, and is currently vacant; and

WHEREAS, the thirteen proposed single-family residences on the 50,229-square-foot site would result in a residential density of 13.63 dwelling units per acre (du/acre), which is within the permitted density range of 8 to 13.99 units per acre allowed for land designated R-MD (Residential-Medium Density), which is the land use designation for the parcel; and

WHEREAS, the subject property is designated R-MD (Residential-Medium Density) on the General Plan Land Use Map and is within the RM-2 (Multiple Residential-Medium Density) Zoning District, and

WHEREAS, on October 1, 2024, the Planning Commission considered all written and verbal evidence regarding this application and adopted Resolution 9-24 (PC)

approving an Administrative Use Permit and recommending to the City Council approval of a Density Bonus, Major Subdivision, and Tentative Map (PP2023-6034) for the construction of a 13-unit subdivision located at 36 Airport Road (APN: 015-391-20 & 19); and

WHEREAS, WMC Chapter 4 requires City Council approval of a tentative and final map for any subdivision project creating five or more lots after Planning Commission recommendation, and

WHEREAS, pursuant to [WMC Section 13-4.09\(c\)\(1\)](#), the City Council shall approve, conditionally approve, or deny the tentative map within the thirty (30) day period following the filing of the Planning Commission's report on the tentative map; and

WHEREAS, before approving a tentative map, the City Council shall make all of the findings in [WMC Section 13-4.09\(d\)](#); and

WHEREAS, notice of time and place of the hearing to consider approval of the Major Subdivision and Tentative Map (PP2023-6034) for a 13-unit subdivision on two vacant parcels totaling 50,229 square feet located at 36 Airport Road was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville; and

WHEREAS, the City Council has considered all written and verbal evidence regarding this application; and

WHEREAS, the City Council finds that the subdivision will be consistent with Watsonville standards.

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. The City Council finds the project categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Title 14 Section 15332 (In-Fill Exemption). The project meets the conditions of Section 15332, including: the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Additionally, none of the exceptions in section 15300.2 apply: the project is not located on an environmental resource of hazardous or critical concern; there would not be a cumulative impact from successive projects of the same type in the same place; there is no evidence that there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances; the project is not located near a scenic highway or on a hazardous waste site or on a historical resource.

2. The City Council approves a Major Subdivision and Tentative Map for Evan Circle, Tract 1518, Phase III (PP2023-6034) for a 13-unit subdivision on two vacant parcels totaling 50,229 square feet located at 36 Airport Road, attached hereto as Exhibit “C”, based upon the Findings attached and marked as Exhibit “A”, and subject to the Conditions of Approval attached and marked as Exhibit “C.”

TENTATIVE MAP APPROVAL FINDINGS (WMC §13-04.09(d))

- 1. The proposed map is consistent with the general plan or any applicable specific plan, the zoning code, this chapter, the Subdivision Map Act, and other applicable provisions of this code.**

Supportive Evidence

The proposed 13-unit subdivision complies with the general plan land use classification map because it falls within the density range identified for the Residential Medium Density land use classification, and with the concessions and waivers granted under State Density Bonus Law, the subdivision is consistent with the zoning map and zoning code for the Multiple Residential-Medium Density (RM-2) zoning district, the Subdivision Map Act, and all other provisions of this code.

- 2. The design or improvement of the proposed subdivision is consistent with the general plan and any applicable specific plan.**

Supportive Evidence

The proposed use is consistent with the following General Plan goals, policies, and implementation measures: Goal 4.2, Goal 4.7, Policy 4.G, Policy 4.A.2, and Implementation Measure 4.G.2.

- 3. The site is physically suitable for the proposed type of development.**

Supportive Evidence

The site is vacant and relatively flat and is therefore physically suitable for the proposed type of development.

- 4. The site is physically suitable for the proposed density of development.**

Supportive Evidence

With the concessions and waivers granted under State Density Bonus Law, the site is physically suitable for the proposed density of development.

- 5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Supportive Evidence

There are no sensitive environmental areas on or near the proposed project site, so the design of the proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- 6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.**

Supportive Evidence

The proposed subdivision, with the concessions and waivers granted under State Density Bonus Law, complies with the development standards of the RM-2 zoning district, is surrounded by existing single-family residential neighborhoods, and qualifies for a categorical exemption from CEQA review as in-fill development. It is therefore not likely to cause serious public health problems.

- 7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

Supportive Evidence

The proposed subdivision does not conflict with any existing easements for access through or use of property within the proposed subdivision.

- 8. The waste discharge from the proposed subdivision into a community sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board.**

Supportive Evidence

The sewer system in the adjacent public right of way has adequate capacity to accommodate the additional load from the proposed subdivision and there are no existing RWQCB violations in the area. Therefore, the waste discharge from the proposed subdivision into the community sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board.

- 9. If the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the tentative map.**

Supportive Evidence

The land is not subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act.

10. If the tentative map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the tentative map.

Supportive Evidence

The tentative map is not subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act.

CITY OF WATSONVILLE
CITY COUNCIL
6034

EXHIBIT B
Application No. PP2023-
APNs: 015-391-19 & 20
36 Airport Rd, Watsonville
Applicant: Bill Kempf
Hearing Date: October 22,

2024

**TENTATIVE MAP
CONDITIONS OF APPROVAL**

These conditions of approval apply to the map titled "Preliminary Improvement Plans, Evan Circle, Tract 1518, Phase III," a subdivision of two parcels totaling 50,229 square feet and zoned RM-2 to allow a 13-lot single-family residential subdivision at 36 Airport Road, dated August 19, 2024. For the purpose of these conditions, the term "applicant" shall also mean the developer, subdivider, owner or any successor(s) in interest to the terms of this approval.

Standard Conditions:

1. Per Section 66452.6(a) of the State Subdivision Map Act, the Tentative Map is conditionally approved for twenty-four months. The map shall be null and void if not recorded within twenty-four months from the effective date of the approval thereof. Time extensions may be granted provided the applicant requests same at least thirty days in advance of the expiration of the approval by the City Council. This approval applies to the plans titled "Preliminary Improvement Plans, Evan Circle, Tract 1518, Phase III," and dated August 19, 2024. (CDD-P)
2. The Final Map shall be in substantial conformance with the approved Tentative Map unless modified by subsequent conditions of approval. After approval is granted, modifications to the Tentative Map or to conditions imposed may be considered in accordance with Chapter 13 (Subdivision Ordinance). (CDD-E and PW)
3. Approval is subject to the findings and supportive evidence in accordance with WMC §14-16.400 and WMC §13-04.09 of the Subdivision Ordinance with said Findings set forth in Exhibit "B" and made a part of this Tentative Map. (CDD-E)
4. The project shall be in compliance with all standards and/or conditions of all local, State, and Federal codes and ordinances, appropriate development standards, and current City policies as modified by the Administrative Use Permit. Any substantial deviation will be grounds for review by the City and may possibly result in revocation of the Tentative Map approval. (CDD-E, B)

Following revisions of the Improvement Plans shall be submitted before reviewing final map:

5. **Trash Receptacle Access.** Prior to building permit submittal, applicant shall modify the lot lines to provide three feet of clear access pathway between the trash enclosure storage areas and the street. Plans shall show three feet clear between the required parking spaces in the shared driveways between lots 1&2,

3&4, 5&6, 7&8, and 9&10 and Tentative Map shall reflect any changes in lot line location needed to accommodate clear access pathway. (CDD-P)

6. **Public Improvement Standards.** All public and private improvements shall comply with the most current version of the City of Watsonville Public Improvement Standards. Plans and design documents shall be signed and stamped by a California Licensed Architect or Engineer. Standards that are different than those of the City must be approved by the City. (CDD-E)
7. **Improvements Plan.** Improvement plans shall substantially conform to the tentative map. Provide all existing and proposed improvements and striping within the road right of way. Plans shall be designed in accordance with the City's Public Improvement Standards. Provide typical street sections. (CDD-E, CDD-P)
8. **Improvement Plan – Civil Plans.** Improvement plan submittal shall include civil plans prepared by a civil engineer licensed to practice in the state of California. Civil plans shall include grading, drainage, erosion control plans. (CDD-E)
9. **Homeowners Association (HOA) & the creation of Conditions, Covenants, and Restrictions (CC&Rs).** Applicant shall provide maintenance of facilities within common areas or the public right of way through the formation of a Homeowners Association (HOA) & the creation of Conditions, Covenants, and Restrictions (CC&Rs). A declaration of CC&Rs shall be recorded on the entire property concurrently with the Final Map. Said CC&Rs shall include provision for a homeowners association with the responsibility to maintain items that are specified therein. Only one homeowners association will be allowed for the entire development. (CDD-E, CDD-P)
10. **Covenants, Conditions, and Restrictions (CC&Rs).** The applicant shall prepare CC&Rs for review and approval by the Community Development Department. Such CC&Rs shall include all elements deemed necessary by the City Attorney. CC&Rs provision shall include the following specific restrictions:
 - a. No additions to or remodeling of a structure which extends beyond the original footprint.
 - b. Satisfactory provisions to create obligations and a method to amortize and pay for (together with lien rights) the maintenance and repair of exterior fences and walls, driveways and sidewalks, including street trees, and common areas.
11. **Public Rights-of-Way & Utility Easements.** Rights-of-way and public utility easements shall be offered for dedication to the City by certificate on the final map. Easements shall be for access, construction, maintenance and utilities. Applicant shall designate the portion of the flat path of travel behind the driveway ramp that is on private property as a public access easement. (CDD-E, CDD-P)
12. **Site Supervision.** Require posting of signs on the property that informs residents of the name and phone number of the person designated by the applicant to address noise complaints arising from project construction. This "disturbance coordinator" shall be required to investigate citizen complaints within 24 hours of receiving the complaint and contact the concerned party to explain how the problem has been addressed within 48 hours of the complaint. (CDD-E)

13. **Easements Required.** Applicant shall provide easements for all drainage that crosses property lines. (CDD-E)
14. **Improvement Agreement.** Applicant shall enter into an improvement agreement with the City to install public and offsite improvements, furnish securities, insurances and pay the cost of all engineering review and inspection. Said agreement shall be in a form acceptable to the City Attorney. Subdivider shall provide an itemized estimate of the cost of construction of all offsite and public improvements. The cost estimate shall be approved by the City and used to establish the amount of the Securities. (CDD-E)
15. **Easements - Encroachment.** No permanent improvements may be constructed over any existing easements without written authorization from the easement holder. (CDD-E)
16. **Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan.** The applicant shall submit an Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered professional engineer or qualified stormwater pollution prevention plan developer as an integral part of the grading plan. The Plan shall be subject to review and approval of the City prior to the issuance of a grading permit. Erosion control plans shall provide Best Management Practices (BMPs) during construction to prevent sediment, debris and contaminants from draining offsite. BMP's shall comply with the City of Watsonville Erosion Control Standards and the Erosion and Sediment Control Field Manual by the California Regional Water Quality Control Board, San Francisco Region, latest edition. The Plan shall include all erosion control measures to be used during construction, including run-on control, sediment control, and pollution control measures for the entire site to prevent discharge of sediment and contaminants into the drainage system. All erosion control shall be installed prior to October 15 and be maintained in place until April 15. The applicant shall ensure that all contractors are aware of all erosion control standards and BMP's. (CDD-E)
17. **Post-Construction Stormwater Management Requirements.** The project is subject to the City's post-construction stormwater management requirements, pursuant to WMC Section 6-3.535. The applicant shall prepare a final stormwater control plan (SWCR) that demonstrates compliance with post-construction requirements to the satisfaction of the City Engineer, prior to issuance of a building permit. (CDD-E)
18. **Grading Plans.** Grading plans shall comply with the City grading ordinance.
19. **Soils Report.** Plans shall strictly adhere to the soils report. (CDD-E, CDD-B)
20. **On-Site Sewer & Storm Drain Systems.** The on-site sewer and storm drain systems shall be privately owned and maintained up to the point of tie-in to the existing City main. Applicant shall submit draft language for the project Conditions, Covenants and Restrictions stating that the Homeowner's Association shall be responsible for the operation, maintenance, repair and replacement of the on-site sewer and storm drain facilities, up to the point of tie-in to existing City mains for review and approval by CDD-P. (CDD-E, CDD-P)

21. **Americans with Disabilities Act.** Design all public improvements according to Americans with Disabilities Act accessibility requirements.
22. **Underground Utilities.** Install all utility lines and facilities for power and communications underground within or adjacent to the development. No overhead services to the property or overhead extensions of main lines shall be permitted. Service plans shall be approved by the respective utility company and the City prior to the recordation of the final map. (CDD-E, PW&U)
23. **Engineering Testing & Inspection Agreement.** Prior to permit issuance, applicant shall execute an Engineering Testing and Inspection Agreement and submit it to the City for approval. Applicant shall hire a testing firm to perform engineering testing and inspection, such as soils and concrete testing and inspection. The applicant may hire only those testing firms that are listed on the Special Inspection Agency Recognition List. The testing and inspection shall be done at the direction of the City Inspector. The firm shall report nonconforming items to the City Inspector and furnish daily, weekly and final reports as outlined in the agreement and directed by the City Inspector. (CDD-E, -B)
24. **Underground Service Alert.** Prior to excavation, contractor shall locate all existing underground utilities. Call Underground Service Alert (U.S.A.) at 1-800-642-2444 to have utilities located and marked in the field. (CDD-E)
25. **Damaged Public Facilities.** Existing public facilities damaged during the course of construction or in an existing state of disrepair shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City Engineer. (CDD-E)
26. **Inspection Notice.** Contractor shall provide a minimum of 48 hours notice in advance of any required inspection. Any temporary suspension of work or returning to work for any reason shall be cause for the developer or contractor to telephone the Public Works Inspector at 831-768-3100. (CDD-E)

Prior to recordation of the Final Map, the following requirements must be satisfied:

27. **Final Map.** Provide a Final Map prepared by or under the direction of a licensed land surveyor or registered civil engineer, prepared in accordance with the Subdivision Map Act. Submit four (4) copies of the final map, one 8-1/2" x 11" copy of the site plan, two copies of property boundary closure calculations and one copy of a recent title report. (CDD-E)

During construction, the following conditions shall be adhered to:

28. **Noise-Generating Equipment – Hours.** Noise-generating construction equipment, including truck traffic arriving and departing the site, shall not occur between the hours of 7:00 p.m. and 7:00 a.m., Monday through Saturday. No building activity will be allowed on Sundays or holidays. (CDD-B, PW&U)
29. **Noise-Generating Equipment - Mitigation.** All construction equipment powered by internal combustion engines shall be properly muffled and maintained. All stationary noise generating construction equipment such as air compressors shall be located as far as practical from the existing residences. Such equipment shall be acoustically shielded where possible. The prudent selection of equipment

along with the use of proper mufflers should result in maximum construction-related noise generated by a particular piece of equipment of no more than 85 dBA when measured at a distance of 50 feet from the piece of equipment operating at its noisiest mode. (CDD-B, PW&U)

30. **Staking & Flagging.** Limits of grading shall be staked or flagged in the field. (CDD-B, P, PW&U)
31. **On/Off Site Permit.** Separate On/Off Site Permits are required for work in the public right- of-way. (CDD-P)
32. **Solid Waste Service Plan.** Solid waste generated during the construction shall be serviced by the City of Watsonville Solid Waste Division. Applicant shall submit a Solid Waste Service Plan on the City form. (PW&U)
33. **Storm Drain Systems/Hydraulics.** The Project applicant shall have prepared calculations demonstrating the hydraulic adequacy of new storm drains and open channels proposed for a development. The hydraulic study for storm drain systems shall evaluate the hydraulic capacity of proposed drains and existing receiving drains to limits downstream as required by the City staff. (PW&U)
34. **Storm Drain Systems/BMP Maintenance Agreement.** The project applicant shall execute an agreement in the standard form providing for the maintenance, monitoring, and reporting of those activities to the City of Watsonville storm drain systems best management practice measures. (PW&U)
35. **Utility Screening.** The locations of surface mounted utility facilities such as pedestals, transformers backflow devices and fire services shall be planned so that may be screened utilizing landscaping or other acceptable, visually pleasing means subject to the review and approval of the City of Watsonville. (PW&U)
36. **Dust Control.** To minimize dust/ grading impacts during construction the applicant shall:
 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (CDD-B, PW&U)
37. **Street Names & Address Assignment.** Applicant shall provide proposed street names and submit application for address assignments. (CDD-E)

38. **Onsite Superintendent.** Applicant shall have onsite at all times, a superintendent that shall act as the owner's representative and as a point of contact for the City's Public Works Inspector. The superintendent shall be authorized by the Owner to direct the work of all contractors doing work on public and private improvements. (PW&U)
39. **Letters from Design Professionals.** Prior to final City acceptance of the project, all design professionals who prepared improvement plans for the project (civil, geotechnical, electrical and structural engineers), shall provide letters attesting that they have periodically monitored the construction and have reviewed the completed work and that it was constructed in substantial conformance with their plans and recommendations. Where special inspections and testing were involved, the letters of compliance shall be accompanied by inspection logs, testing and analysis that support the engineer's conclusions. (CDD-B, PW&U)
40. **Hazardous Materials.** The subdivider shall be subject to compliance with all applicable regulations governing the disposal, use, storage, and transportation of hazardous materials including: local fire codes; the Hazardous Materials Transportation Act; the California Health and Safety Code; the Resource Conservation and Recovery Act of 1976; and the California Hazardous Waste Control Act. (PW&U)
41. **Construction Waste.** All solid waste generated inside Watsonville City limits must be hauled from the site of generation by the City of Watsonville Solid Waste Division as per Watsonville Municipal Code, Chapter 6-3, City Utilities. This includes all wastes generated at construction sites, excavation projects, land clearing, demolition, earthwork projects, remodels, grading and tenant improvement projects. (PW&U)
42. **Solid Waste Containers.** The applicant shall provide solid waste disposal containers on-site during all phases of construction. The accumulation of refuse and debris which may constitute an unsightly/unsafe public nuisance to surrounding properties is not permitted.

Prior to occupancy, the following conditions must be adhered to:

43. **Public and Private Improvements.** All public and private improvements necessary to serve each unit including water, sewer, storm drain, lighting, and landscaping and irrigation shall be constructed to the satisfaction of the Community Development and Public Works and Utilities Departments. (CDD-E, PW&U)
44. **As-Built Plans.** Submit electronic copies (preferably in pdf file format) of the approved as built plans for civil and landscape/irrigation and the Storm Water Control Plan & Sewer Operation & Maintenance Plan for city record keeping. (CDD-E)

Indemnity Provision

45. **Indemnity Provision.** If any legal challenge against the project approvals is submitted to the City or filed in a Court of law, applicant shall defend, indemnify, release and hold harmless the City, its agents, offices, attorneys, employees, boards and commissions from a claim, action or proceeding brought against any

of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the Applicant, third parties and/or the indemnities, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the indemnities.

Key to Department Responsibility

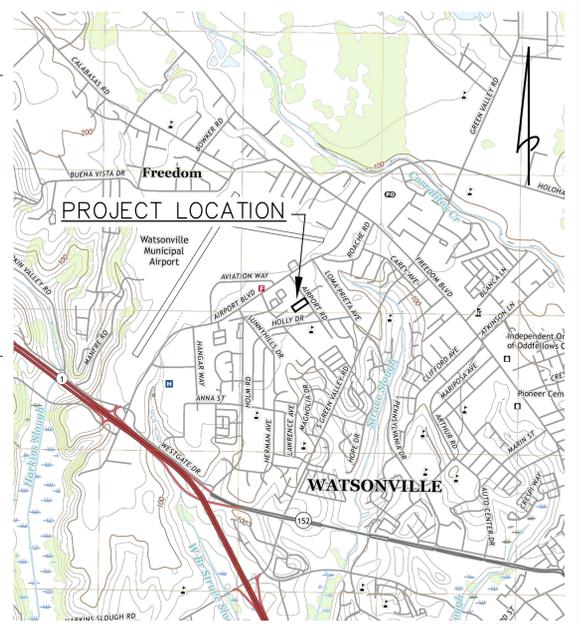
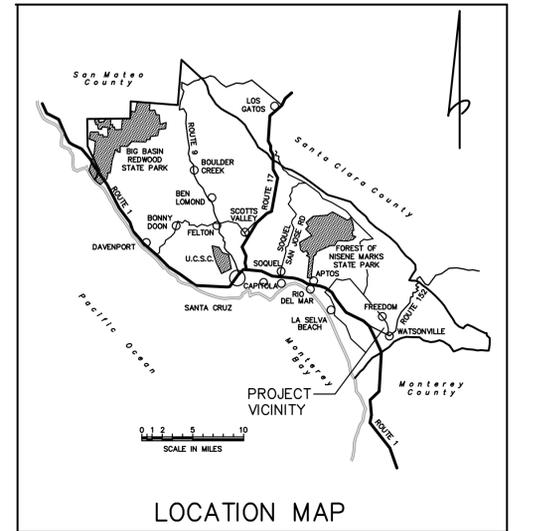
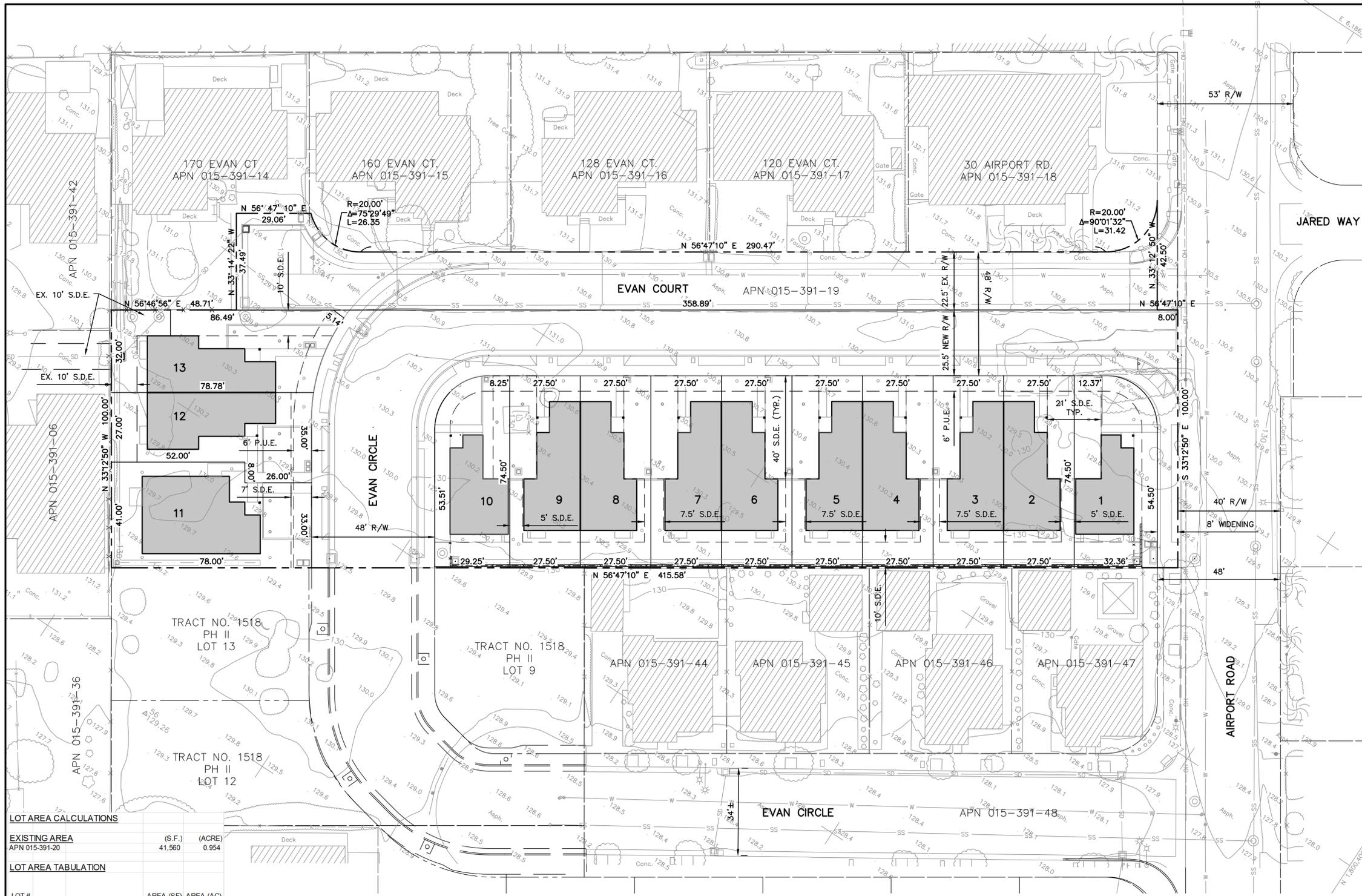
CDD-B - Community Development Department (Building)

CDD-P - Community Development Department (Planning)

CDD-E - Community Development Department (Engineering)

PW&U - Public Works and Utilities Department

CA - City Attorney



LOT AREA CALCULATIONS

EXISTING AREA	(S.F.)	(ACRE)
APN 015-391-20	41,560	0.954

LOT AREA TABULATION

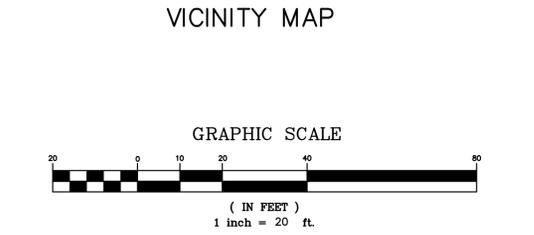
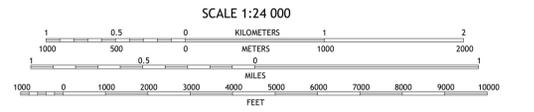
LOT #	AREA (SF)	AREA (AC)
1	2,325	0.053
2	2,049	0.047
3	2,049	0.047
4	2,049	0.047
5	2,049	0.047
6	2,049	0.047
7	2,049	0.047
8	2,049	0.047
9	2,049	0.047
10	2,085	0.048
11	2,990	0.069
12	2,317	0.053
13	2,683	0.062
LOTS SUB TOTAL	28,792	0.661
AIRPORT ROAD *	800	0.018
EVAN COURT/CIRCLE *	11,968	0.275
Total - APN 015-391-20	41,560	0.954
EVAN CT. OFF-SITE - APN 015-391-19 *	8,669	0.199
Total On/Off Site	50,229	1.153

NOTES

- OWNER/SUBDIVIDER: HABITAT FOR HUMANITY OF MONTEREY BAY
- WATER SOURCE: CITY OF WATSONVILLE WATER
- SEWAGE DISPOSAL: CITY OF WATSONVILLE UTILITIES
- NO. OF UNITS: 13 TOWNHOUSE UNITS AND 2 STREET DEDICATIONS
- PARCEL SIZE: 41,560 ± SQ. FT. (0.95 ± ACRES)
- CURRENT ZONING: RM2 - MULTIPLE RESIDENTIAL MEDIUM DENSITY
- PROPOSED ZONING: RM2 - MULTIPLE RESIDENTIAL MEDIUM DENSITY
- CURRENT USE: VACANT
- PROPOSED USE: TOWNHOUSE SUBDIVISION
- STREET TREES: SEE LANDSCAPE PLAN
- AREAS SUBJECT TO INUNDATION: NONE
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- C1 TENTATIVE MAP
- C2 SITE PLAN
- C3 GRADING PLAN
- C3.1 PROFILES
- C4 DRAINAGE PLAN
- C4.1 DRAINAGE PLAN
- C4.2 DRAINAGE AREA MAP
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- C4.4 DRAINAGE DETAILS
- C4.5 STORM DRAIN PROFILES
- C5 UTILITY PLAN
- C5.1 INTERIM UTILITY PLAN
- C6 DETAILS
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- TP-1 TOPOGRAPHIC MAP



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APN 015-391-20		
REVISIONS	CITY COMMENTS	DATE
1	CITY COMMENTS	8/2/2024
2	CITY COMMENTS	6/7/2024
3	CITY COMMENTS	2/9/2024
4	CITY COMMENTS	8/19/2024
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		
TENTATIVE MAP		
PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA		
SCALE 1" = 20'	DRAWN JFR	JOB NO. 27763
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4
DESIGN JFR	DWG NAME 27763 TENT MAP	FILE NO. 27763
		SHEET C1
		OF 15

K:\27763 - Habitat for Humanity - Evan Circle\Draw\27763_TENTATIVE_MAP.dwg, C1, 8/19/2024, 2:45:53 PM, DWG To PDF.pc3, 1:1

36 Airport Road

Density Bonus, Major Subdivision, & Tentative Map for a New 13-Unit Subdivision for Habitat for Humanity



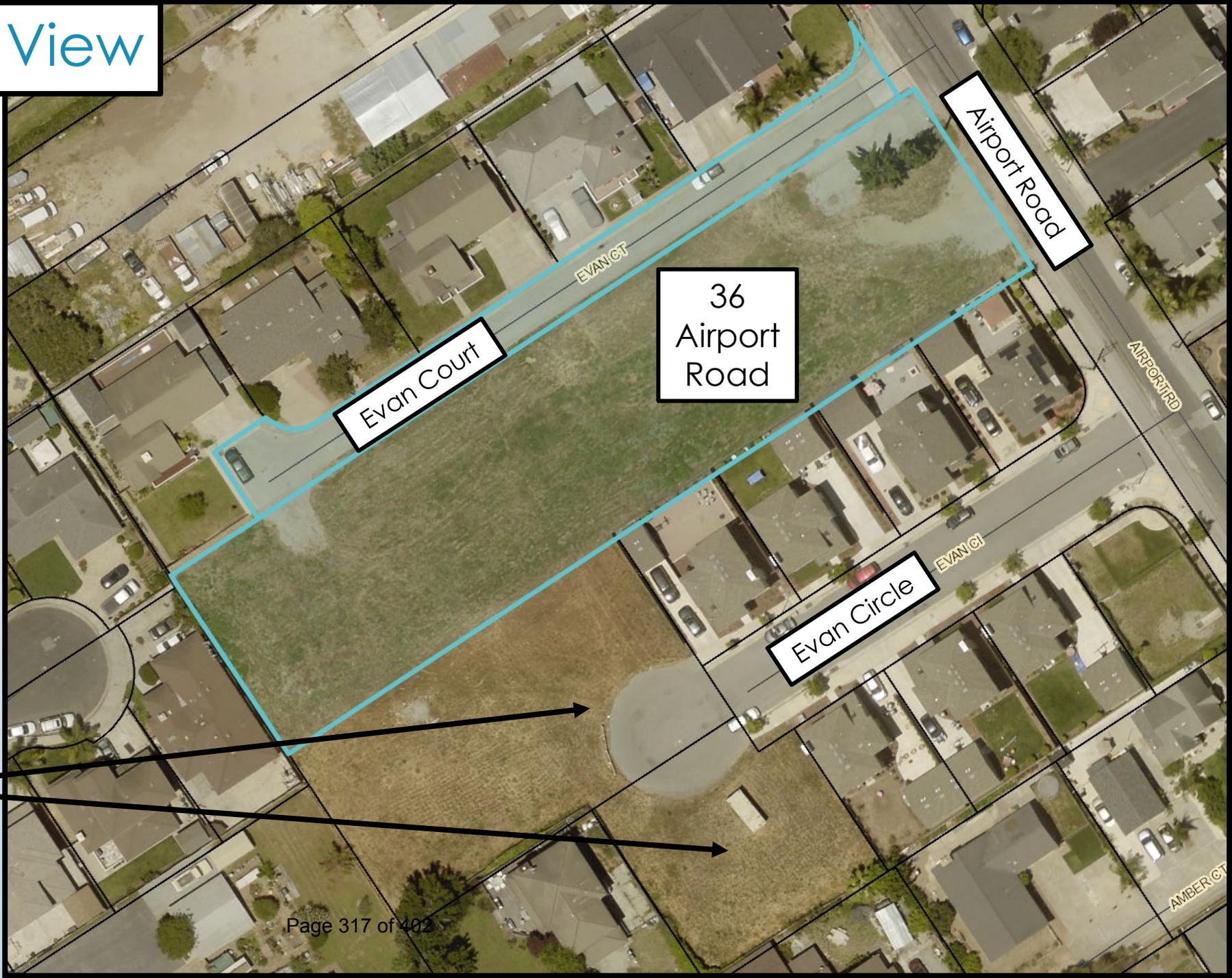
View from Airport Road



View from Evan Court



Satellite View



Evan Court

36
Airport
Road

Airport Road

Evan Circle

Evan Circle
Subdivision

Zoning Map

General Plan Land Use Classification:

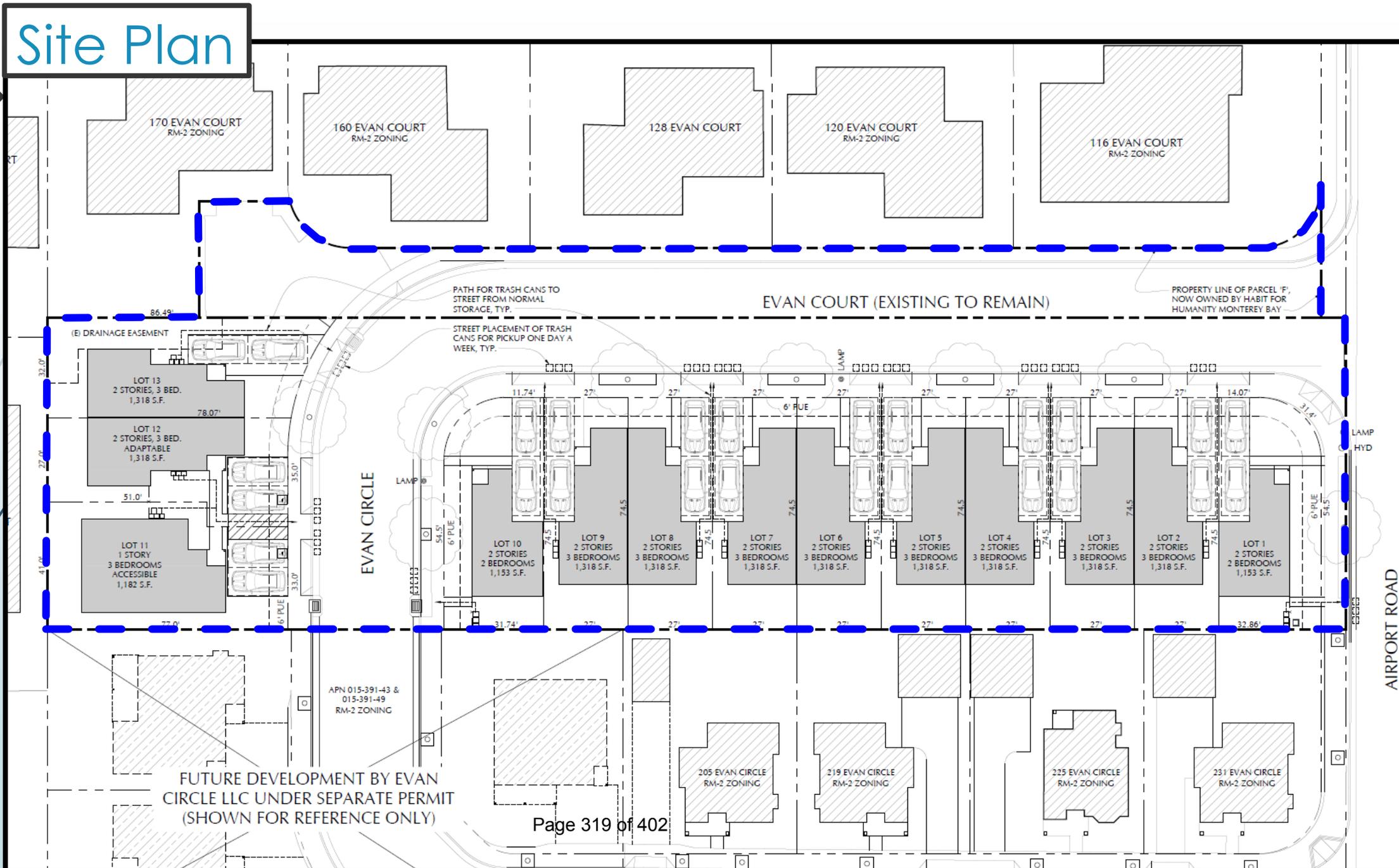
- Residential Medium Density

Zoning:

- RM-2: Multiple Residential-Medium Density

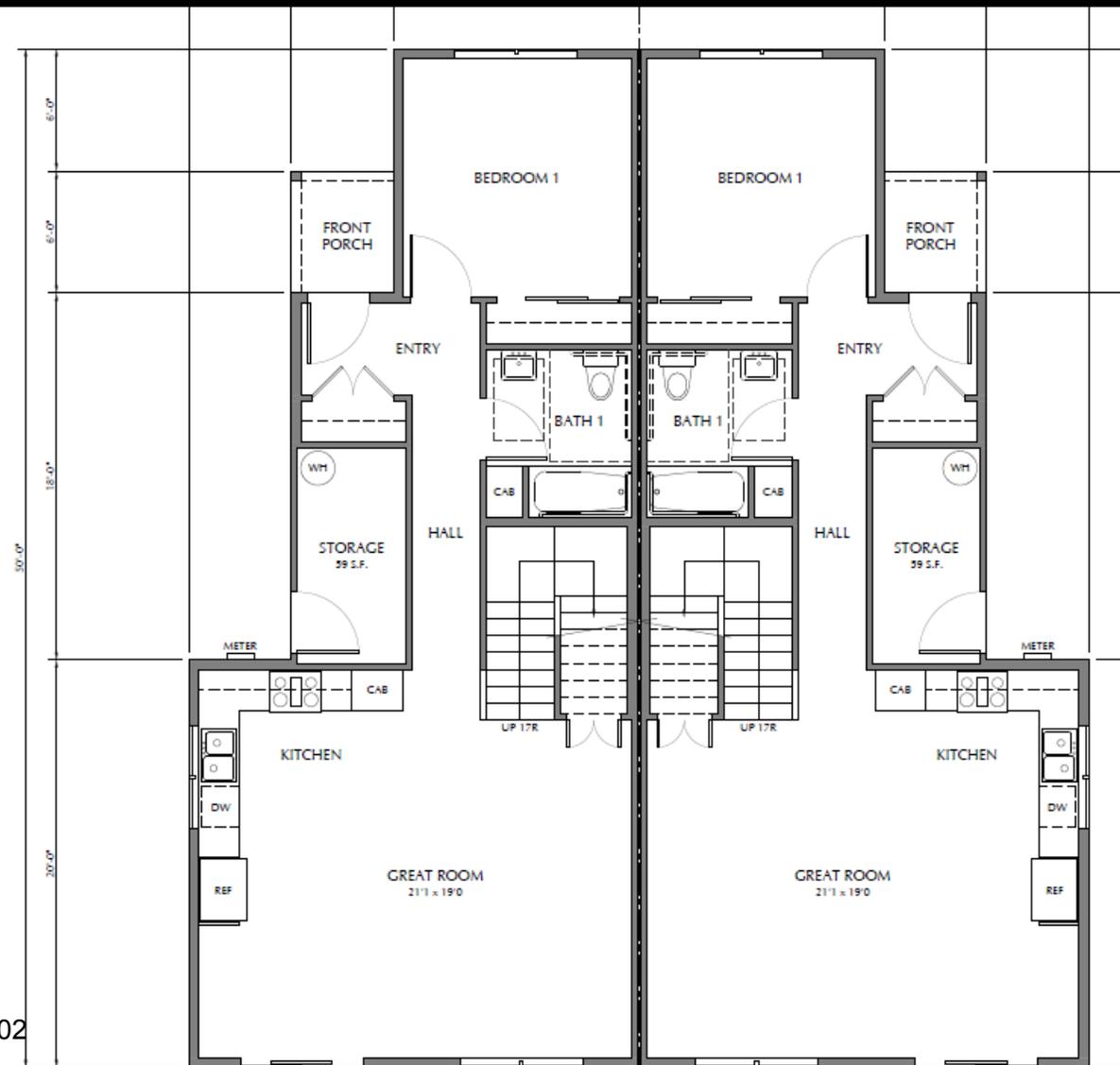
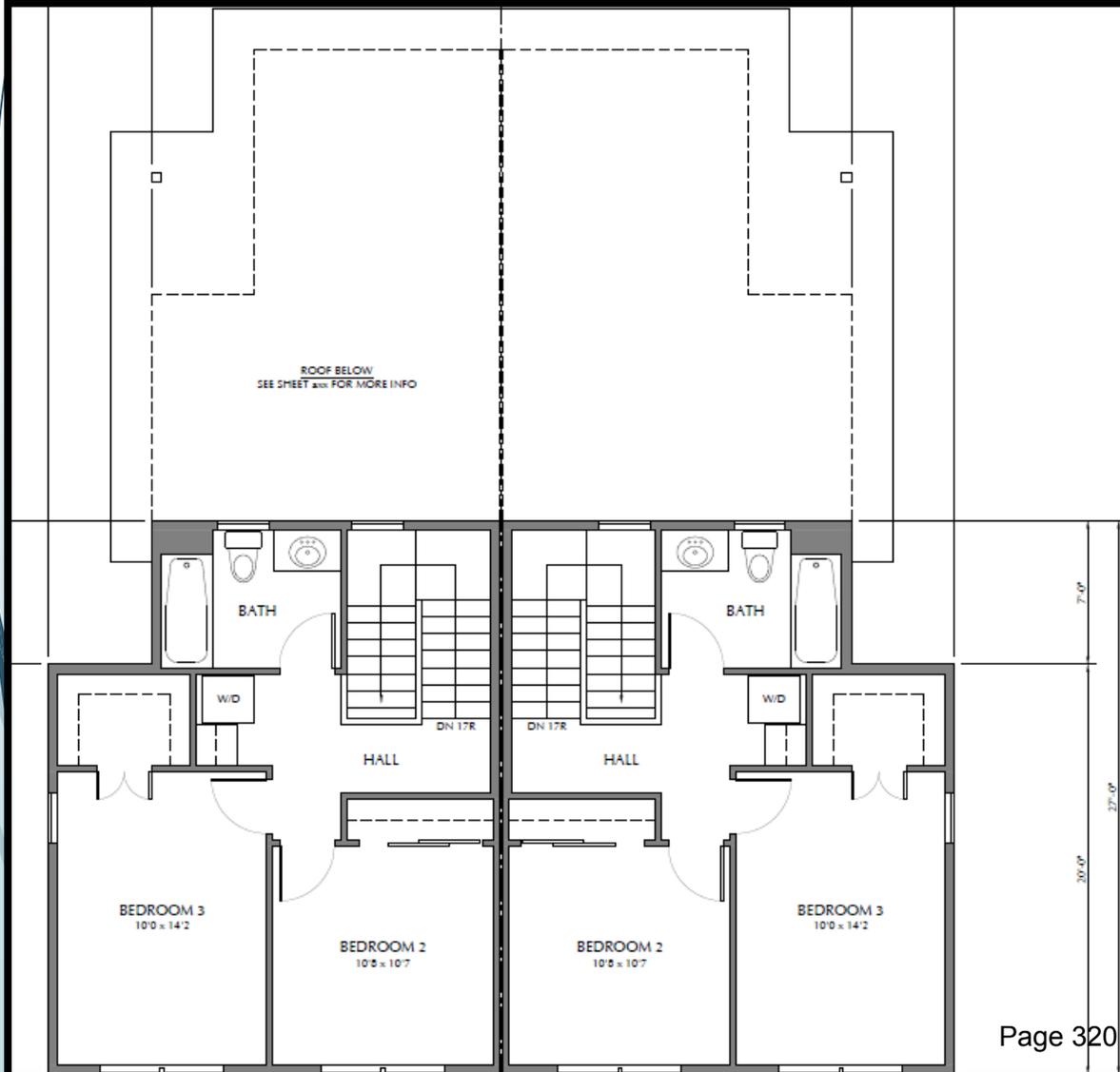


Site Plan

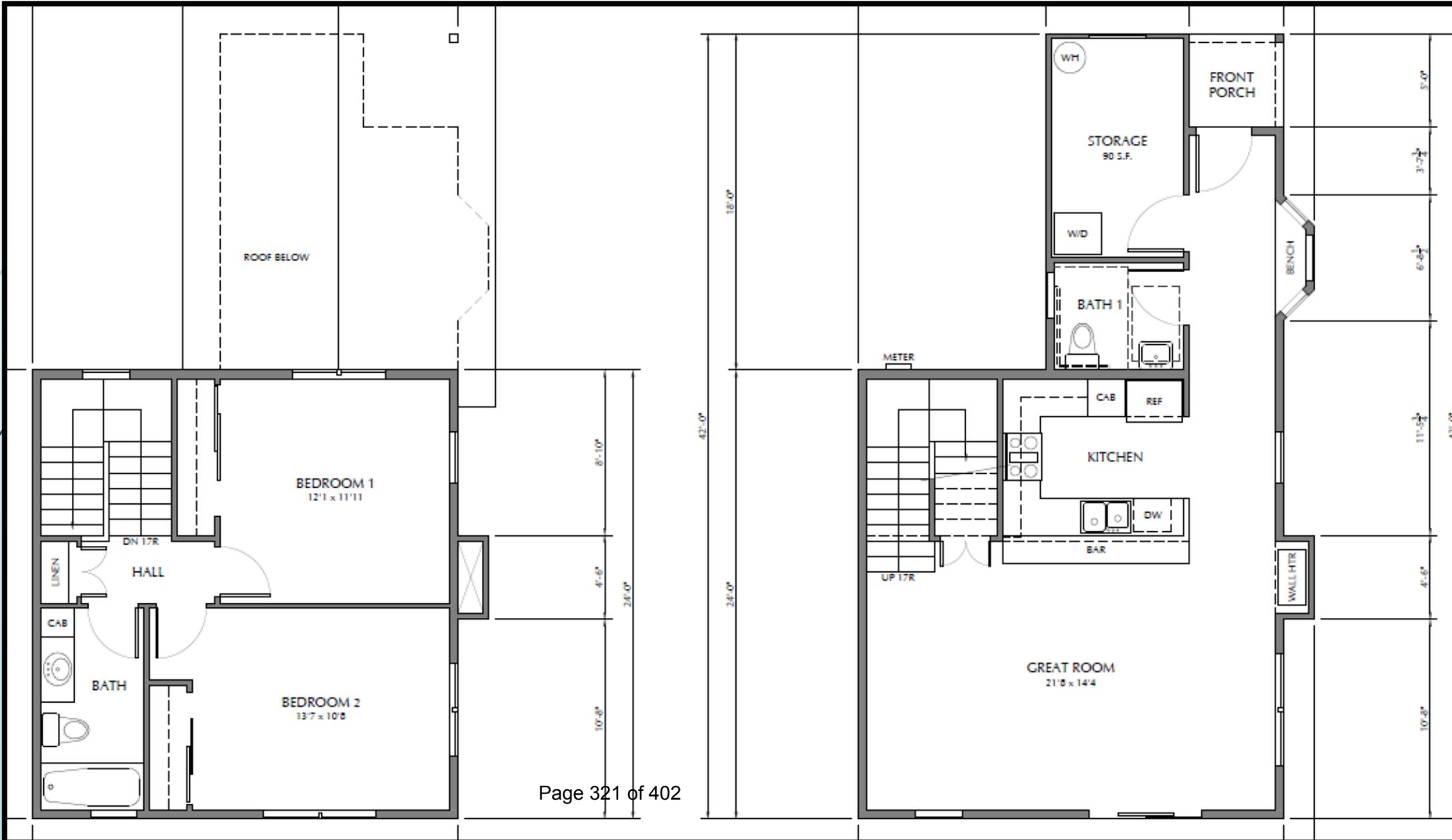


FUTURE DEVELOPMENT BY EVAN CIRCLE LLC UNDER SEPARATE PERMIT (SHOWN FOR REFERENCE ONLY)

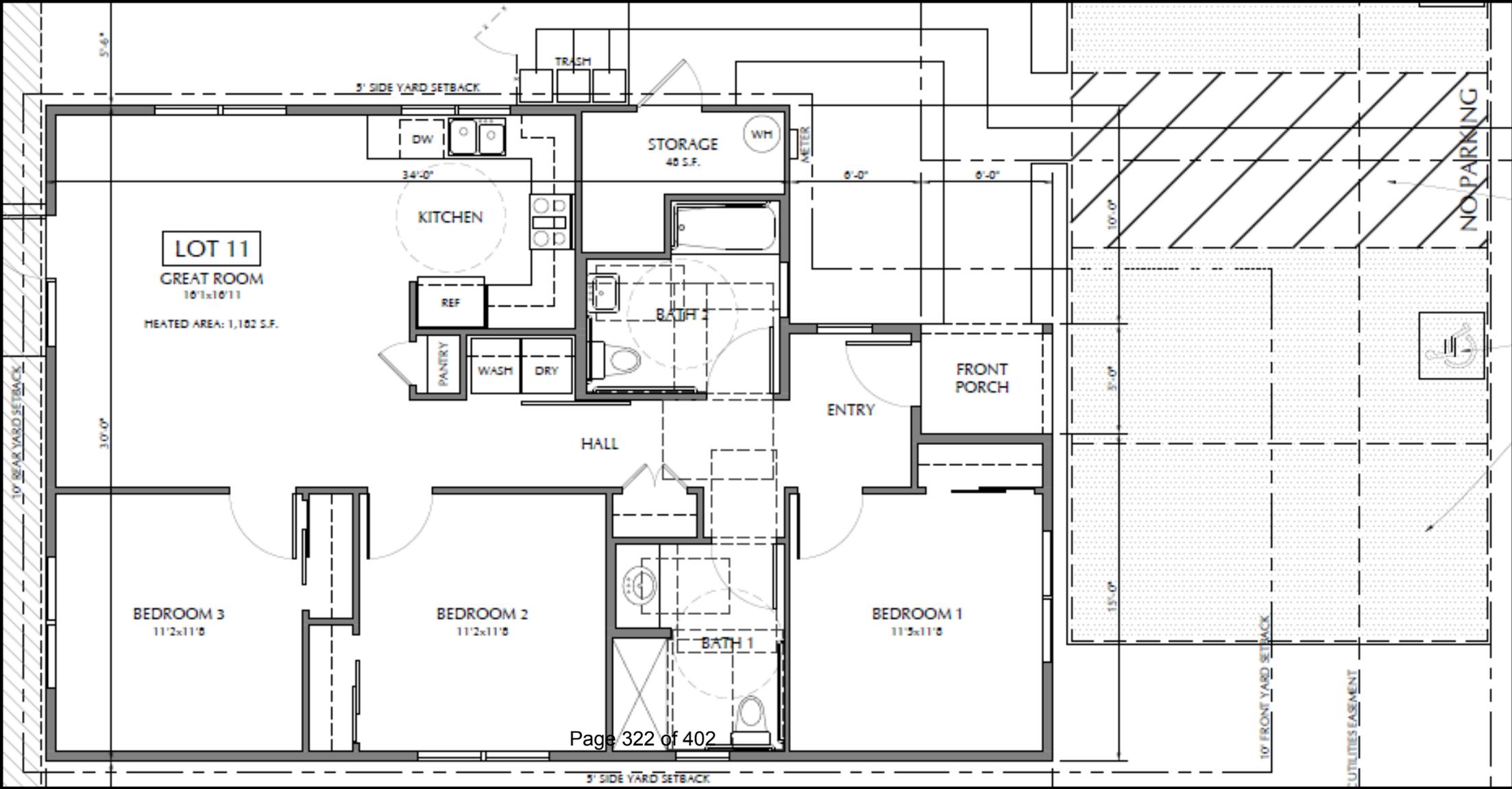
Floor Plan - Townhomes



Floor Plan – Detached Single-Family Dwelling



Floor Plan – Detached Accessible Single-Family Dwelling



Elevations



LOTS 2-3, 6-7, 12-13

2

FRONT ELEVATION

SCALE: 1/4"=1'-0"



LOT 1

1

FRONT ELEVATION

SCALE: 1/4"=1'-0"



LOT 10

4

FRONT ELEVATION

SCALE: 1/4"=1'-0"



LOTS 4-5, 8-9

3

FRONT ELEVATION

SCALE: 1/4"=1'-0"

Renderings



① OVERALL
SCALE: N.T.S.



② PERSPECTIVE - LOT 1
SCALE: N.T.S.



③ PERSPECTIVE - LOTS 2-3
SCALE: N.T.S.

Renderings



① PERSPECTIVE - LOTS 4-5
SCALE: N.T.S.



② PERSPECTIVE - LOTS 6-7
SCALE: N.T.S.

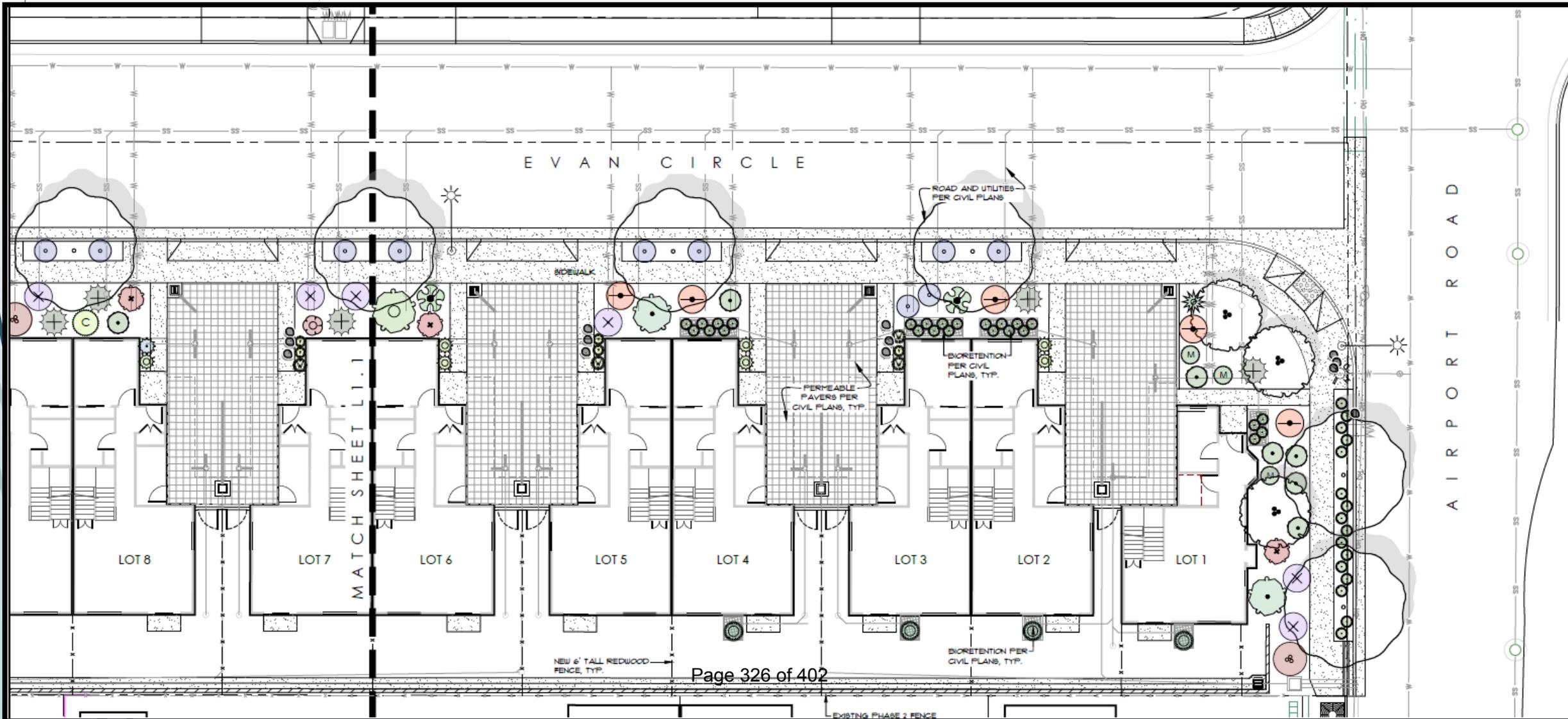


③ PERSPECTIVE - LOTS 8-9
SCALE: N.T.S.

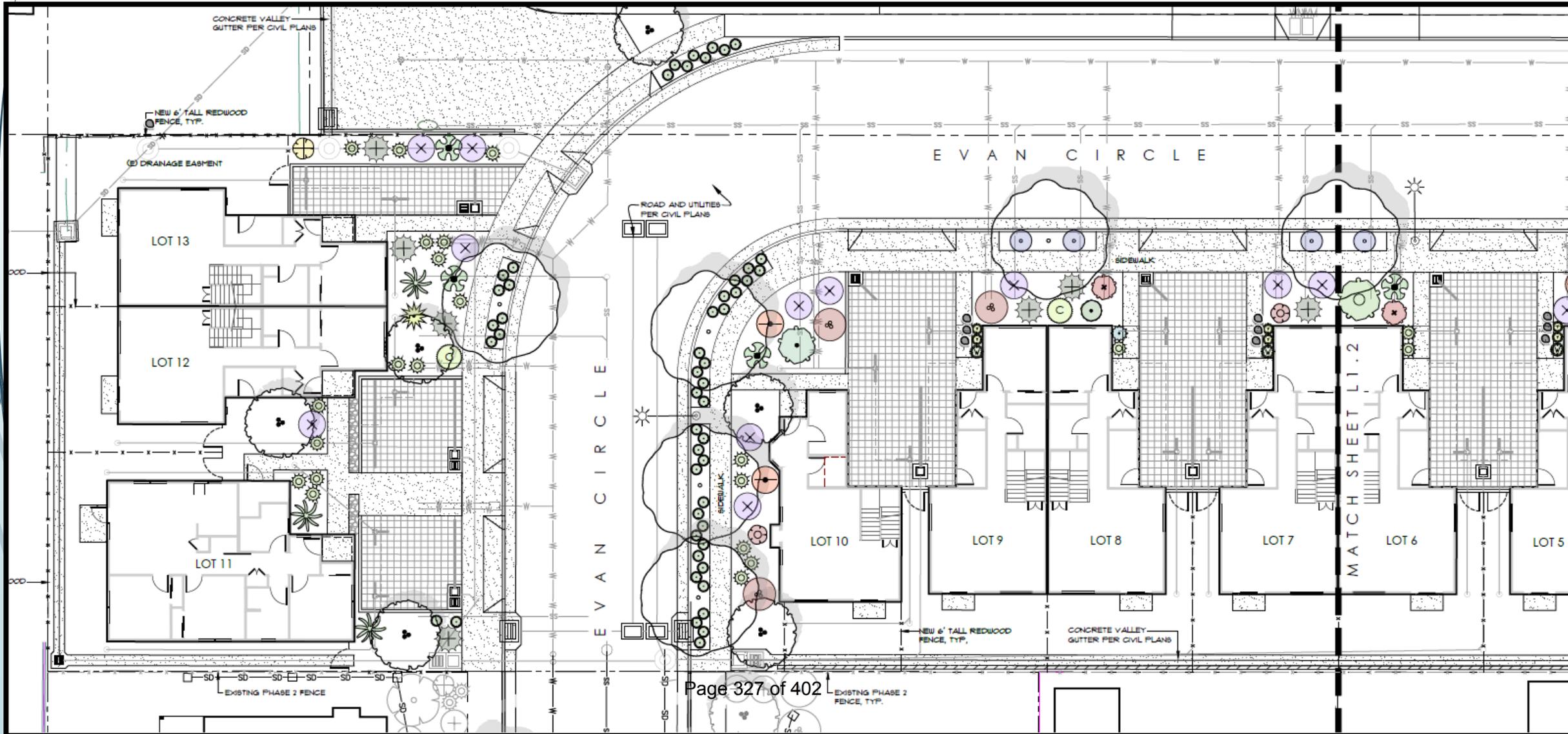


④ PERSPECTIVE - LOT 10
SCALE: N.T.S.

Landscape Plan



Landscape Plan



State Density Bonus Law

- Development projects providing 100% of units for lower-income households qualify for an 80% density bonus and five concessions.
- Base Density: 10 units
 - $13.99 \text{ du/acre} \times 0.657 \text{ net acres} = 9.19$, rounded up to 10 units
- Density Bonus: 8 units
 - $10 \text{ units} \times 0.8 \text{ bonus} = 8 \text{ units}$
- Eligible for 18 units, but only 13 units are proposed
- Three concessions requested:
 - Reduced minimum lot sizes
 - Reduced minimum lot widths
 - Reduced minimum side yard setbacks
- Five waivers granted:
 - Covered parking, tandem parking restriction, front yard setbacks, setbacks to sidewalk, rear yard setbacks

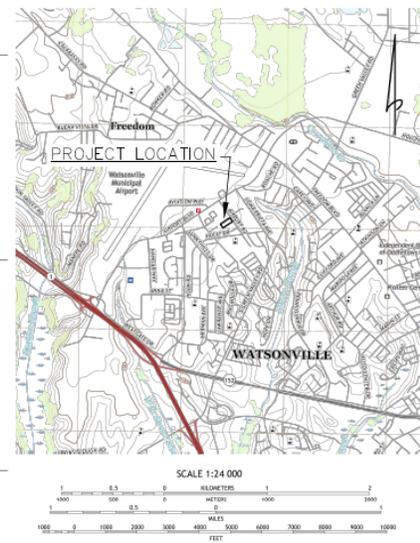
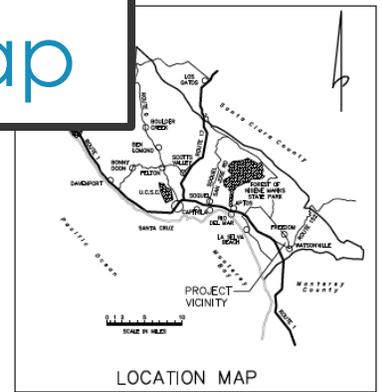
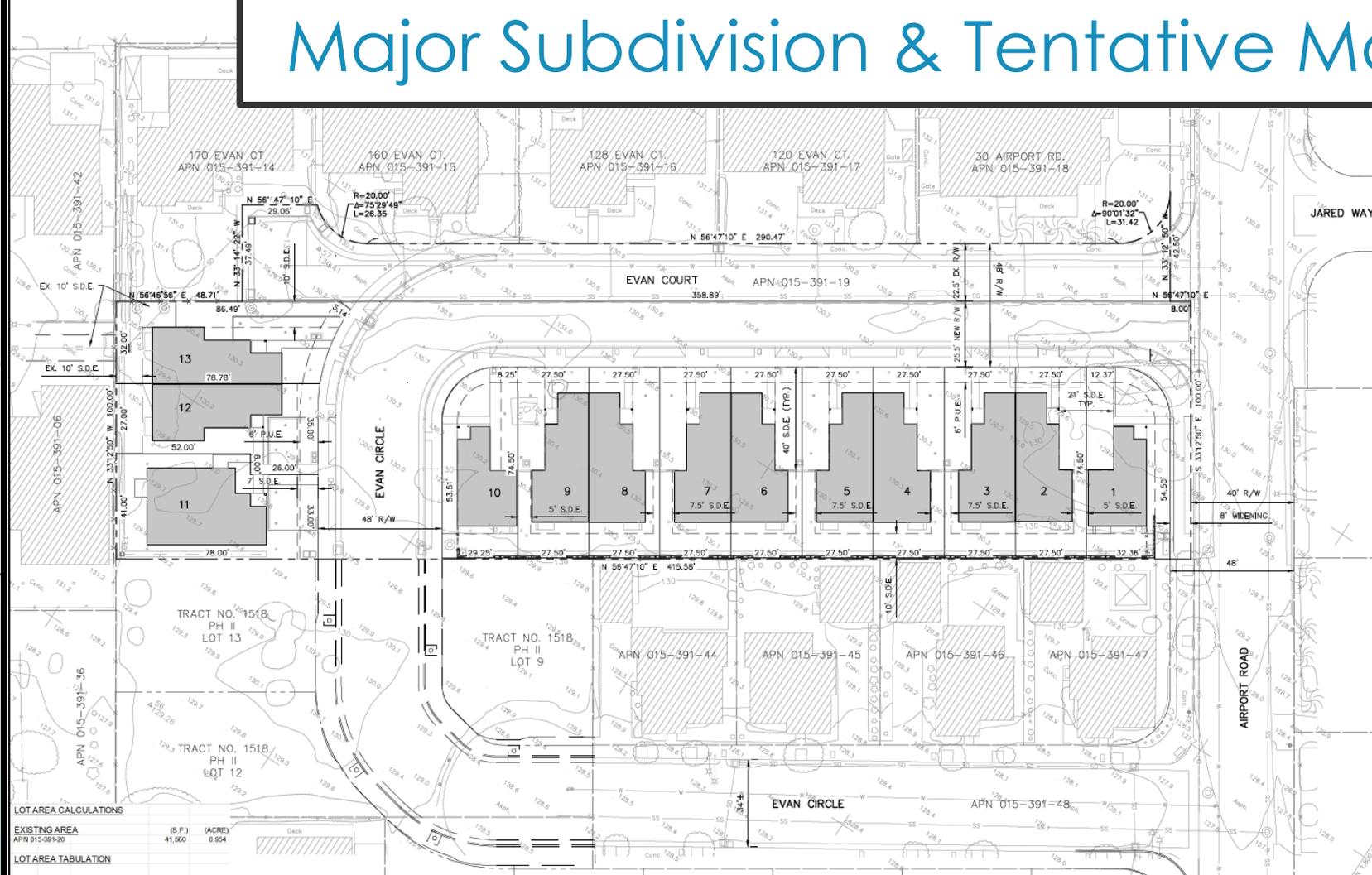
State Density Bonus Law

- Pursuant to WMC Section 14-47.140(a), Planning Commission shall review Density Bonus applications and make a recommendation to City Council.
- On October 1, the Planning Commission adopted Resolution 9-24 (PC) recommending approval of a Density Bonus for the project.
- City Council is the final decision-making authority for Density Bonus applications.
- The proposed project is consistent with the required Density Bonus findings in WMC §14-47.140(b).
- Findings are located in Exhibit A of the Resolution.

Major Subdivision & Tentative Map

- The proposed project includes a major subdivision, which requires approval of a tentative map.
- Pursuant to WMC Section 13-4.09(c)(1), the City Council shall approve, conditionally approve, or deny the tentative map within the thirty days of the Planning Commission recommendation and may modify or delete any of the conditions of approval recommended by the Planning Commission in its report (except conditions required by ordinance related to the public health and safety) or may add requirements as conditions of approval.
- The proposed tentative map is consistent with the required Tentative Map findings in WMC §13-04.09(d).
- Findings are located in Exhibit B of the Resolution.
- Tentative Map conditions of approval are located in Exhibit C.

Major Subdivision & Tentative Map



LOT AREA CALCULATIONS

EXISTING AREA	(S.F.)	(ACRES)
APN 015-391-20	41,560	0.954

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REVIEWED	APR 015-391-20	APR 015-391-20	APR 015-391-20
CITY COMMENTS	8/7/2024	CITY COMMENTS	8/7/2024
CITY COMMENTS	2/9/2024	CITY COMMENTS	8/19/2024

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
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TENTATIVE MAP
PRELIMINARY IMPROVEMENT PLANS
EVAN CIRCLE, TRACT 1518, PHASE III
WATSONVILLE, CALIFORNIA

SCALE 1" = 20'	DRAWN JFR	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORR/UT05 4	C1
DESIGN JFR	DWG NAME 27763 TENT MA	FILE NO. 27763	OF 1

PRELIMINARY
FOR DESIGN REVIEW ONLY

* TO BE OFFERED FOR DEDICATION TO THE CITY OF WATSONVILLE FOR PUBLIC RIGHT OF WAY PURPOSES.

California Environmental Quality Act (CEQA)

1. Tentative Map

- a) CEQA Section 15332 – In-Fill Development Projects
 - i. Proposed project meets the requirements in Section 15332(a) through (e) for a Class 32 exemption, as described in the staff report and Exhibit A of the resolution
- b) CEQA Section 15300.2 – No exceptions apply regarding environmental resources, cumulative impacts, unusual circumstances, scenic highways, hazardous waste sites, or historical resources.



Staff Recommendation

Adopt a Resolution approving a density bonus, major subdivision, and tentative map (PP2023-6034) for a new 13-lot subdivision located at 36 Airport Road (APN: 015-391-20 & 19) and finding the project categorically exempt from the California Environmental Quality Act under CEQA Guidelines Section 15332 – In-Fill Exemption.

Agenda Report



Watsonville
CALIFORNIA

MEETING DATE: Tuesday, October 22, 2024

TO: City Council

FROM: COMMUNITY DEVELOPMENT DIRECTOR MERRIAM
PRINCIPAL PLANNER ORBACH

SUBJECT: DENSITY BONUS, MAJOR SUBDIVISION, AND TENTATIVE MAP FOR CONSTRUCTION OF A 5-LOT SUBDIVISION LOCATED AT EVAN CIRCLE (APN: 015-391-43 & 49) AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA G

RECOMMENDED ACTION:

Staff Recommends the City Council adopt a resolution approving a Density Bonus and a resolution approving a Major Subdivision and Tentative Map (PP2024-6731) for a five-lot subdivision located at Evan Circle (APN: 015-391-43 & 49) and finding the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332 (In-Fill Exemption).

BASIC PROJECT DATA

APPLICATION NO.: PP2024-6731

APN: 015-391-43 & 49

LOCATION: Evan Circle

LOT SIZE: 28,053 square feet (0.644 acres)

PROJECT DESCRIPTION: Density Bonus, Major Subdivision, and Tentative Map for a New Five-Lot Subdivision with Five New Single-Family Residences with Five Attached Accessory Dwelling Units. Additionally, the Applicant is requesting certain concessions and waivers based on State Density Bonus Law because the Applicant will be providing one affordable lot with two low-income units.

GENERAL PLAN: Residential Medium Density

ZONING: Multiple Residential – Medium Density (RM-2)

SURROUNDING GENERAL PLAN/ZONING: Single-family residential development in the Residential Medium Density General Plan land use classification and the RM-2 zoning district.

EXISTING USE: Vacant Land
PROPOSED USE: Subdivision with 5 Single-family residential units and five attached accessory dwelling units
SURROUNDING USES: Single-family residential uses
CEQA REVIEW: The proposed project qualifies for a Class 32 categorical exemption as an in-fill development project.
APPLICANT: Bill Kempf, Architect
PROPERTY OWNER: Doug Wallace

BACKGROUND:

On September 26, 2006, the City Council of the City of Watsonville adopted Resolution No. 225-06 (CM), adopting a negative declaration with mitigation measures (PP2006-141), to allow for the construction of 19 single family units with a mini park on three parcels totaling 2.62 acres at 36, 42, and 54 Airport Road (APNs 015-391-20, -21, & -23).

Also on September 26, 2006, the City Council of the City of Watsonville adopted Resolution No. 226-06 (CM), approving a Special Conditional Use Permit with Design Review (PP2006-141), to allow for the construction of 19 single family units with a mini park on three parcels totaling 2.62 acres at 36, 42, and 54 Airport Road (APNs 015-391-20, -21, & -23).

Also on September 26, 2006, the City Council of the City of Watsonville adopted Resolution No. 227-06 (CM), approving a tentative subdivision map, Tract No. 1518 (PP2006-141), to allow for the construction of 19 single family units with a mini park on three parcels totaling 2.62 acres at 36, 42, and 54 Airport Road (APNs 015-391-20, -21, & -23).

On February 12, 2008, the City Council of the City of Watsonville adopted Resolution No. 24-08 (CM), to allow for a modification and one year time extension (PP2007-371) to Tentative Tract Map No. 1518 and three phase construction of 19 single family units cluster lot subdivision with a mini park on three parcels totaling 2.62 acres at 36, 42, and 54 Airport Road (APNs 015-391-20, -21, & -23).

On November 13, 2018, the City Council of the City of Watsonville adopted Resolution No. 4-18 (SHA), in its capacity as the successor to the housing assets and functions to the former redevelopment agency of the City of Watsonville: 1) approving disposition and development agreement (36 Airport Road) between the successor housing agency to the former redevelopment agency of the City of Watsonville and Habitat for Humanity Monterey Bay, a corporation, for the sale and development of 36 Airport Road (APN: 015-391-20) as an affordable, self-help, single-family, home ownership development; 2) making certain findings pursuant to health and safety code section 33433 in connection therewith; and 3) authorizing and directing the city manager to execute all documents with clarifying and/or non-substantive modifications, necessary to implement agreement.

On January 3, 2023, Bill Kempf, applicant, on behalf of Doug Wallace, property owner, submitted a Pre-Application (PP2022-4834) for a new five-lot subdivision and the construction of five new two-story single-family residences with five attached accessory dwelling units on two vacant parcels located at Evan Circle (APN: 015-391-43 & 49). Staff issued the Pre-Application letter for Pre-Application PP2023-4834 on April 20, 2023.

On February 12, 2024, Bill Kempf, applicant, on behalf of Doug Wallace, property owner, submitted an application for an Administrative Use Permit, Density Bonus, Major Subdivision, and Tentative Map for a new five-lot subdivision and construction of five new, two-story, single-family residences with five attached accessory dwelling units located at Evan Circle (PP2024-6731). Additionally, the Applicant is requesting certain concessions and waivers based on State Density Bonus Law because the Applicant will be providing one affordable low-income unit.

On October 1, 2024, the Planning Commission adopted Resolution 10-24 (PC) approving an Administrative Use Permit and recommending to the City Council approval of a Density Bonus, Major Subdivision, and Tentative Map (PP2024-6731) for the construction of a 5-unit subdivision located at Evan Circle (APN: 015-391-43 & 49).

PROCESS

Pursuant to [WMC Section 13-4.09\(c\)\(1\)](#), the City Council shall approve, conditionally approve, or deny the tentative map within the thirty (30) day period following the filing of the Planning Commission's report on the tentative map and may modify or delete any of the conditions of approval recommended by the Planning Commission in its report (except conditions required by ordinance related to the public health and safety) or may add requirements as conditions of approval. The City Council may not approve a tentative map unless it makes all of the findings in [WMC Section 13-4.09\(d\)](#).

Pursuant to [WMC Section 14-47.140\(a\)](#), upon review and recommendation by the Planning Commission, the City Council shall adopt a resolution for a Density Bonus pursuant to Chapter 14-47. Before approving an application for a Density Bonus, the City Council shall make all of the findings located in [WMC Section 14-47.140\(b\)](#).

STANDARD OF REVIEW

The decision regarding whether to approve a Density Bonus, Major Subdivision, and Tentative Map is adjudicative and requires environmental review. For more information on standard of review and process, see the [Standard of Review and Process Overview](#) on the City website.

DISCUSSION:

Existing Site

Assessors' Parcels 015-391-43 & 49 are 0.644 acres (28,053 sq. ft.). The project site is designated Residential Medium Density on the General Plan Land Use Map and is within the RM-2 Multiple Residential – Medium Density Zoning District. The site is currently vacant and surrounded by single-family residential parcels.



FIGURE 2 Aerial view of the project site and surrounding area
Source: Santa Cruz County GIS, 2020

Proposed Project

The proposed project involves subdividing the existing parcels into five lots, with a proposed 48-foot-wide public right of way (including sidewalks, curb, and gutter) to provide access and a six-foot-wide public utilities easement to provide the extension of public utilities. A new sidewalk with curb and gutter would extend along the roadway along both sides of the extension of Evan Circle. The plans indicate that the development would consist of five two-story single-family homes with five attached accessory dwelling units (ADUs) for a total of ten units. Lot sizes are proposed to vary in size from 4,000 to 4,280 square feet. All lots would contain three off-street parking spaces, one covered space in a garage and two tandem spaces in the driveway, accessed from Evan Circle.

Lot 9 would include a two-story floor plan with a gross floor area of 2,292 square feet. The single-family dwelling has three bedrooms and two bathrooms and the second-story attached ADU has one bedroom and one bathroom. The units on Lot 9, single-family dwelling and ADU, would both be affordable units.

Lots 10 and 12 would include a two-story floor plan with a gross floor area of 2,638 square feet. The single-family dwelling has three bedrooms and two and a half bathrooms and the second-story attached ADU has one bedroom and one bathroom.

Lots 11 and 13 would include a two-story floor plan with a gross floor area of 2,638 square feet. The single-family dwelling has three bedrooms and two and a half bathrooms and the second-story attached ADU has one bedroom and one bathroom.

The applicant is proposing one affordable low-income unit, which is 20% of the total units.

The applicant has requested two concessions and three waivers, including:

Concessions:

1. Reduced Minimum Lot Sizes ([WMC §14-16.304](#))
2. Reduced Minimum Frontage ([WMC §14-16.304](#))

Waivers:

1. 20-foot front yard setback ([WMC §14-16.304](#))
2. 20-foot setback from sidewalk ([WMC §14-16.304](#))
3. 20-foot rear yard setback ([WMC §14-16.304](#))

Per Government Code Section 65915(e)(1), the City cannot apply any development standard that will have the effect of physically precluding the construction of a development providing affordable housing units at the levels described in Government Code Section 65915(b) at the densities or with the concessions or incentives permitted by Section 65915. An applicant may submit to the City a proposal for waivers or reductions of any development standards that will have the effect of physically precluding the construction of the development. The City can only deny waiver requests if the denial would not have a specific adverse impact upon health and safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. The proposed waivers would not have a specific adverse impact upon health and safety, for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Therefore, City staff recommends approval of the requested waivers.

General Plan Consistency

The proposed project is consistent with the following 2005 General Plan goals, policies, and implementation measures, as supported by Staff analysis below.

- **Goal 4.2 Neighborhoods** – Conserve and improve the living environment of existing Watsonville neighborhoods.

Staff Analysis: The proposed project will improve Evan Court by repaving it and adding new curb, gutter, and sidewalk to the south side of the street and connect it, via another pending development, to Evan Circle. The project will also connect existing sidewalks to the north and south along Airport Road by adding curb, gutter, and sidewalk along the property's Airport Road frontage.

- **Goal 4.7 Land Use Suitability** – Ensure that the orderly development of land for the needs of the existing and projected population within the City limit and Sphere of Influence is based on the land’s overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities, physical and financial constraints; and/or growth inducing impacts.

Staff Analysis: Since 2006, the property has identified for residential development. The land is suitable for residential development, with accessible public facilities, services, and utilities and no significant physical constraints or growth inducing impacts. The project will also provide a link between the existing Evan Circle subdivision and the proposed 13-unit subdivision at 36 Airport Road, creating a loop road with better accessibility and a more cohesive neighborhood.

- **Policy 4.G Land Use Suitability** – The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.

Staff Analysis: Since 2006, the property has identified by the City for residential development. The project will also provide a link between the existing Evan Circle subdivision and the proposed 13-unit subdivision on Evan Court, creating a loop road with better accessibility and a more cohesive neighborhood. The proposed project site is surrounded by existing and proposed urban residential uses and is therefore well-suited for the proposed residential use.

- **Policy 4.A.2 Land Use Compatibility** – The project will provide a link between the existing Evan Circle subdivision and the proposed 13-unit subdivision on Evan Court, creating a loop road with better accessibility and a more cohesive neighborhood. The city shall monitor housing production to ensure compatibility with surrounding land uses.

Staff Analysis: The proposed project site is surrounded by existing and proposed residential development and is therefore compatible with the surrounding land uses.

- **Implementation Measure 4.G.2** – The City, through the development review process, shall consider higher densities on those lands found to be least affected by physical, policy, or economic constraints.

Staff Analysis: The property has a General Plan land use designation of Multiple-Residential-Medium Density (RM-2), which has a target residential density of up to 13.99 dwelling units per acre (du/acre). The proposed project, with just the single-family dwellings, has a density of 7.76 du/acre. Government Code prohibits local governments from considering ADUs when calculating density. In this instance, because there is only one unit proposed per parcel, the project requires approval of an Administrative Use Permit. If the ADUs were included in the density calculation, the project would exceed the maximum density of 13.99 units per acre.

Zoning Code Consistency

With the concessions and waivers allowed under State Density Bonus Law, the project complies with the RM-2 development standards in [WMC Section 14-16.304](#) as shown below.

Development Standard	Permitted	Proposed
Minimum Lot Size	Interior - 5,000 sq. ft. Exterior – 6,500 sq. ft.	4,000-4,280 sq. ft. (Concession)
Frontage (Lot Width)	Interior - 50 ft. Exterior – 65 ft.	48.5' – 58.17' (Concession, Lots 9 & 12)
Front Setback	20'	15'-17' (Waiver)
Rear Setback	20'	15'-20' (Waiver, only Lot 9)
Distance to Rear of Sidewalk	20'	15'-17' (Waiver)
Side Setback - Interior	5'	5'
Side Setback - Exterior	10'	15'
Height	28'	25'-2" to 25'-10"
Max. Lot Coverage	50%	33% - 37%

Density Bonus Findings

Pursuant to WMC Section 14-47.140(b), before approving an application for a Density Bonus, the Planning Commission and Council shall make certain findings. Those findings are listed below with staff analysis.

1. The application is eligible for a Density Bonus and any concessions, or incentives requested if conforms to all standards included in this Chapter and includes a financing mechanism for all implementation and monitoring costs;

Staff Analysis: The Density Bonus application has been reviewed and is eligible for a Density Bonus and the two requested concessions and three requested waivers, conforms to all standards in Chapter 14-47, and includes a financing mechanism for all implementation and monitoring costs.

2. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions based upon appropriate financial analysis and documentation as described in Section 14-47.130 of this Chapter;

Staff Analysis: The requested concessions and waivers will result in identifiable, financially sufficient, and actual cost reductions based on appropriate financial analysis and documentation.

3. If the Density Bonus is based all or in part on donation of land, the approval body has made the findings included in Section 14-47.070(c) of this Chapter;

Staff Analysis: The Density Bonus is not based all or in part on donation of land, so this finding is not applicable.

4. If the Density Bonus, incentive, or concession is based all or in part on the inclusion of a Day Care Center, the approval body has made the findings required by Section 14-47.080(b) of this Chapter;

Staff Analysis: The Density Bonus is not based all or in part on the inclusion of a Day Care Center, so this finding is not applicable.

5. A Density Bonus Housing Agreement in recordable form has been signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of this Chapter and the Density Bonus Program Guidelines.

Staff Analysis: Per the City's standard procedures related to deed-restricted affordable units, a condition of approval (Condition #16) was included in the conditions of approval for the Administrative Use Permit approved by the Planning Commission stating that a Density Bonus/Affordable Housing Agreement in recordable form shall be approved by City Council and signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of Chapter 14-47 and the Density Bonus Program Guidelines prior to issuance of a building permit.

These Findings are included in Exhibit A of the density bonus resolution.

Tentative Map - Required Findings

Pursuant to WMC Section 13-4.08(b), in recommending approval, conditional approval, or denial of a tentative map, the Planning Commission shall make all of the applicable findings in WMC Section 13-4.09(d). Those findings are listed below with staff analysis.

1. The proposed map is consistent with the general plan or any applicable specific plan, the zoning code, this chapter, the Subdivision Map Act, and other applicable provisions of this code.

Staff Analysis: The proposed use is consistent with the following General Plan goals, policies, and implementation measures: Goal 4.2, Goal 4.7, Policy 4.G, Policy 4.A.2, and Implementation Measure 4.G.2. With the concessions and waivers granted under State Density Bonus Law, the proposed use is also consistent with the general purpose and intent of the applicable district regulations.

2. The design or improvement of the proposed subdivision is consistent with the general plan and any applicable specific plan.

Staff Analysis: The proposed single-family residential subdivision is compatible with the existing single-family residential uses in the neighborhood and preserves the character and integrity of the area. Right-of-way improvements associated with the project will mitigate any potential adverse impacts, provide improved automobile and pedestrian

infrastructure, and connect the existing and proposed single-family neighborhoods on Evan Circle and Evan Court.

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

Staff Analysis: The site is relatively flat, surrounded by single-family residential development, is served by City utilities, and the site would connect two existing single-family residential subdivisions. As such, the project is physically suitable for the proposed type of development.

4. The site is physically suitable for the proposed density of development.

Staff Analysis: The site is relatively flat, surrounded by single-family residential development, is served by City utilities, is zoned RM-2, and the proposed project density is close to the target density for medium-density residential development. As such, the project is physically suitable for the proposed density of development.

5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Staff Analysis: There are no sensitive environmental areas on or near the proposed project site, so the design of the proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Staff Analysis: The proposed subdivision, with the concessions and waivers granted under State Density Bonus Law, complies with the development standards of the RM-2 zoning district, is surrounded by existing single-family residential neighborhoods, and qualifies for a categorical exemption from CEQA review as in-fill development. It is therefore not likely to cause serious public health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Staff Analysis: The proposed subdivision does not conflict with any existing easements for access through or use of property within the proposed subdivision.

8. The waste discharge from the proposed subdivision into a community sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board.

Staff Analysis: The sewer system in the public right of way in Airport Road has adequate capacity to accommodate the additional load from the proposed subdivision and there are no existing RWQCB violations in the area. Therefore, the waste discharge from the proposed subdivision into the community sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board.

9. If the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the tentative map.

Staff Analysis: The land is not subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act.

10. If the tentative map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the tentative map.

Staff Analysis: The tentative map is not subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act.

These findings are included in Exhibit A, the tentative map conditions of approval are included in Exhibit B, and the tentative map is included as Exhibit C of the tentative map resolution.

Environmental Review

As an in-fill development project, the proposed project qualifies for a Class 32 categorical exemption from the California Environmental Quality Act (CEQA) under California Code of Regulations Title 14 Section 15332. The project meets the conditions of Section 15332, including: the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Additionally, none of the exceptions in section 15300.2 apply: the project is not located on an environmental resource of hazardous or critical concern; there would not be a cumulative impact from successive projects of the same type in the same place; there is no evidence that there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances; the project is not located near a scenic highway or on a hazardous waste site or on a historical resource.

STRATEGIC PLAN:

The proposed 5-lot subdivision located at Evan Circle and the associated improvements will provide five new single-family residences with five attached accessory dwelling units (ADUs). One lot will include two affordable units (primary residence and ADU). The project will provide

new infrastructure connecting Evan Court and Evan Circle, including new street, curb, gutter, and sidewalks. Therefore, the project supports the following Strategic Plan priorities.

2-Infrastructure & Environment

3-Housing

FINANCIAL IMPACT:

The proposed project has no fiscal impact other than an increase in property tax revenue due to site improvements.

ALTERNATIVE ACTION:

The City Council could deny the application for a Density Bonus, Major Subdivision, and Tentative Map.

ATTACHMENTS:

1. Project Plan Set – Evan Circle (PP2024-6731)

NEW RESIDENTIAL DEVELOPMENT FOR EVAN CIRCLE, LLC - PHASE TWO

AT EVAN CIRCLE, WATSONVILLE, CALIFORNIA



WILLIAM C. KEMPF
ARCHITECTS
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CONSULTANTS

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JON IFLAND: 831 426-5313

LANDSCAPE ARCHITECT: mbLA
P.O. BOX 328
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GEOTECHNICAL ENGINEER: HARO KASUNICH & ASSOCIATES, INC.
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MOSES CUPRILL: 831 722-4175

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PROJECT SUMMARY

THIS PROJECT IS A CONTINUATION OF A LARGER RESIDENTIAL DEVELOPMENT THAT WAS STARTED IN 2006 BY THE SAME OWNERS. PHASE ONE WAS APPROVED AND BUILT OUT BETWEEN 2012 AND 2016. THE TWO EXISTING VACANT LOTS DEFINING THIS PHASE TWO DEVELOPMENT RECEIVED A TENTATIVE MAP APPROVAL FOR 5 NEW SFD LOTS AROUND 2015. THIS TENTATIVE MAP WAS NEVER RECORDED AS A FINAL MAP AND EXPIRED. THE PROPOSED TENTATIVE MAP HEREIN IS VERY SIMILAR TO THE PREVIOUSLY APPROVED MAP.

ACCORDING TO THE CITY OF WATSONVILLE'S AFFORDABLE HOUSING ORDINANCE 14-46, THIS PROJECT SHOULD BE EXEMPT DUE TO IT HAVING LESS THAN 7 NEW LOTS. BUT THE ORIGINAL APPROVAL OF PHASE ONE & TWO HAD A REQUIREMENT OF 2 AFFORDABLE LOTS. THIS WAS BASED ON 15% OF THE 12 RESIDENTIAL LOTS THAT WERE PROPOSED BACK IN 2007. ONLY ONE LOT WAS MADE AFFORDABLE IN PHASE ONE AND ONE AFFORDABLE LOT REMAINED FOR INCLUSION WITH PHASE TWO. THIS SECOND AFFORDABLE UNIT IS PROPOSED FOR LOT 9.

DENSITY BONUS CALCULATION
PER CALIFORNIA DENSITY BONUS LAW & CITY OF WATSONVILLE ORD. 14-47

THE CURRENT ZONING IS RM-2 AND A 'STANDARD LOT SUBDIVISION' IS PROPOSED, LOT 9 IS DESIGNATED AS AFFORDABLE

USING EXISTING ZONING (RM-2, STANDARD LOT SUBDIVISION)

- MINIMUM LOT SIZE: 5,000 SF
- GROSS LOT AREA: 28,023 SF
- ROW AREA: 7,505 SF
- NET LOT AREA: 20,518 SF
- UNITS ALLOWED: 20,518 / 5,000 = 4.10 UNITS

4 SFD LOTS ALLOWED WITHOUT DENSITY BONUS (NO ROUNDING UP)

ACCORDING TO CITY OF WATSONVILLE ORDINANCE 14-47.060 (a) (2), IF AT LEAST 10% OF A RESIDENTIAL DEVELOPMENTS UNITS ARE AFFORDABLE TO LOW INCOME HOUSEHOLDS, A 20% DENSITY BONUS CAN BE APPLIED.

4 ALLOWED UNITS X 20% BONUS = 4.8 UNITS
4.8 UNITS ROUNDS UP TO 5 UNITS

INCENTIVES & CONCESSIONS AVAILABLE
ACCORDING TO CITY OF WATSONVILLE ORDINANCE 14-47.060 (D) (2), TWO INCENTIVES OR CONCESSIONS ARE AVAILABLE FOR RESIDENTIAL DEVELOPMENTS THAT INCLUDE AT LEAST 20% OF THE UNITS FOR LOWER INCOME HOUSEHOLDS

INCENTIVES REQUESTED:
NONE

CONCESSIONS REQUESTED:
#1 - REDUCE MINIMUM LOT SIZES
#2 - REDUCE MINIMUM LOT WIDTH (LOT 12 ONLY)

WAIVERS REQUESTED:
#1 - REDUCE FRONT YARD SETBACK FROM 20' TO 15'
#2 - REDUCE 20' SETBACK TO SIDEWALK DOWN TO 10'
#3 - REDUCE REAR YARD SETBACK FROM 20' TO 15' (LOT 9 ONLY)

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C4.1	EROSION CONTROL PLAN
L1.0	LANDSCAPE PLAN

PROJECT DATA

OWNER: EVAN CIRCLE, LLC
315 LIBERTY STREET
SANTA CRUZ, CA 95060
DOUG WALLACE: 831 254-1029

ASSESSORS PARCEL NUMBERS: 015-391-43 & 015-391-49

PROJECT SITE: EVAN CIRCLE
WATSONVILLE, CALIFORNIA

ZONING: RM-2 = MULTI-RESIDENTIAL

OCCUPANCY GROUP: R-3, U

CONSTRUCTION TYPE: TYPE V-B WITH FIRE SPRINKLERS

DEVELOPMENT AREA:
APN: 015-391-43 = 18,417 S.F.
APN: 015-391-49 = 9,606 S.F.
GROSS AREA = 28,023 S.F.
(±0.64 ACRES)

PROJECT DESCRIPTION:
NEW RESIDENTIAL DEVELOPMENT ON AN EXISTING VACANT PARCEL FOR FIVE NEW TWO-STORY SINGLE-FAMILY RESIDENCES, EACH WITH AN ATTACHED ACCESSORY DWELLING UNIT (ADU), THIS PROJECT MEETS THE CONDITIONS OF SB330

AREA CALCULATIONS

TOTAL LOT AREA:	28,023 S.F.
TOTAL IMPERVIOUS AREA:	18,010 S.F. (64%)
TOTAL PERVIOUS AREA:	10,013 S.F. (36%)
PROPOSED LOT AREAS:	
LOT 9:	4,023 S.F.
LOT 10:	4,000 S.F.
LOT 11:	4,280 S.F.
LOT 12:	4,198 S.F.
LOT 13:	4,017 S.F.
TOTAL:	20,518 S.F.
RIGHT OF WAY AREA:	7,505 S.F.
PROPOSED GROSS FLOOR AREAS:	
LOT 9:	2,292 S.F.
LOT 10:	2,638 S.F.
LOT 11:	2,638 S.F.
LOT 12:	2,638 S.F.
LOT 13:	2,638 S.F.
TOTAL:	12,844 S.F.

(REFER TO SHEETS A3.1, A4.1, & A5.1 FOR AREA BREAKDOWNS)

NEW RESIDENTIAL DEVELOPMENT FOR
EVAN CIRCLE, LLC - PHASE TWO
AT EVAN CIRCLE, WATSONVILLE, CALIFORNIA
PROJECT DATA & SUMMARY, VICINITY MAP

DRAWING DATE:	FEBRUARY 5, 2024
A.P.N.:	015-391-43 & 49
CLIENT NAME:	WALLACE
PROJECT NAME:	EVAN CIRCLE - PHASE 2

REVISIONS		
No.	DESCRIPTION	DATE
1	RESPONSE 1	6/21/24

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CONSTRUCTION

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A1.1



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NEW RESIDENTIAL DEVELOPMENT FOR
EVAN CIRCLE, LLC - PHASE TWO
AT EVAN CIRCLE, WATSONVILLE, CALIFORNIA
PROPOSED DEVELOPMENT PLAN

DRAWING DATE:
FEBRUARY 5, 2024
A.P.N.:
015-391-43 & 49
CLIENT NAME:
WALLACE
PROJECT NAME:
EVAN CIRCLE - PHASE 2

REVISIONS		
No.	DESCRIPTION	DATE
1	RESPONSE 1	6/21/24

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SHEET
A2.1



CONCURRENT DEVELOPMENT BY HABITAT FOR HUMANITY, UNDER SEPARATE PERMIT, APPLICATION #PP2023-6034 (SHOWN FOR REFERENCE ONLY)
HABITAT LOTS 1-10 WILL HAVE EVAN COURT ADDRESSES, LOTS 11-13 WILL HAVE EVAN CIRCLE ADDRESSES

HABITAT LOTS 11-13 WILL HAVE EVAN CIRCLE ADDRESSES, LOTS 1-10 WILL HAVE EVAN COURT ADDRESSES
EVAN CIRCLE, LLC - LOTS 9-13 WILL HAVE EVAN CIRCLE ADDRESSES

1 PROPOSED DEVELOPMENT PLAN
SCALE: 1" = 20'-0"
NORTH

HABITAT PROJECT

APN 015-391-20
RM-2 ZONING

PARKING ANALYSIS

GARAGE PARKING REQUIRED: 1 GARAGE SPACE PER UNIT =	5 SPACES
ADU PARKING REQUIRED: 1 SPACE PER ADU =	5 SPACES
GUEST PARKING REQUIRED: 1 SPACE PER 4 BEDROOMS =	5 SPACES
TOTAL PARKING REQUIRED:	15 SPACES
TOTAL PARKING PROVIDED:	15 SPACES



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NEW RESIDENTIAL DEVELOPMENT FOR
EVAN CIRCLE, LLC - PHASE TWO
AT EVAN CIRCLE, WATSONVILLE, CALIFORNIA
PROPOSED SITE PLAN

DRAWING DATE:
FEBRUARY 5, 2024

A.P.N.:
015-391-43 & 49

CLIENT NAME:
WALLACE

PROJECT NAME:
EVAN CIRCLE - PHASE 2

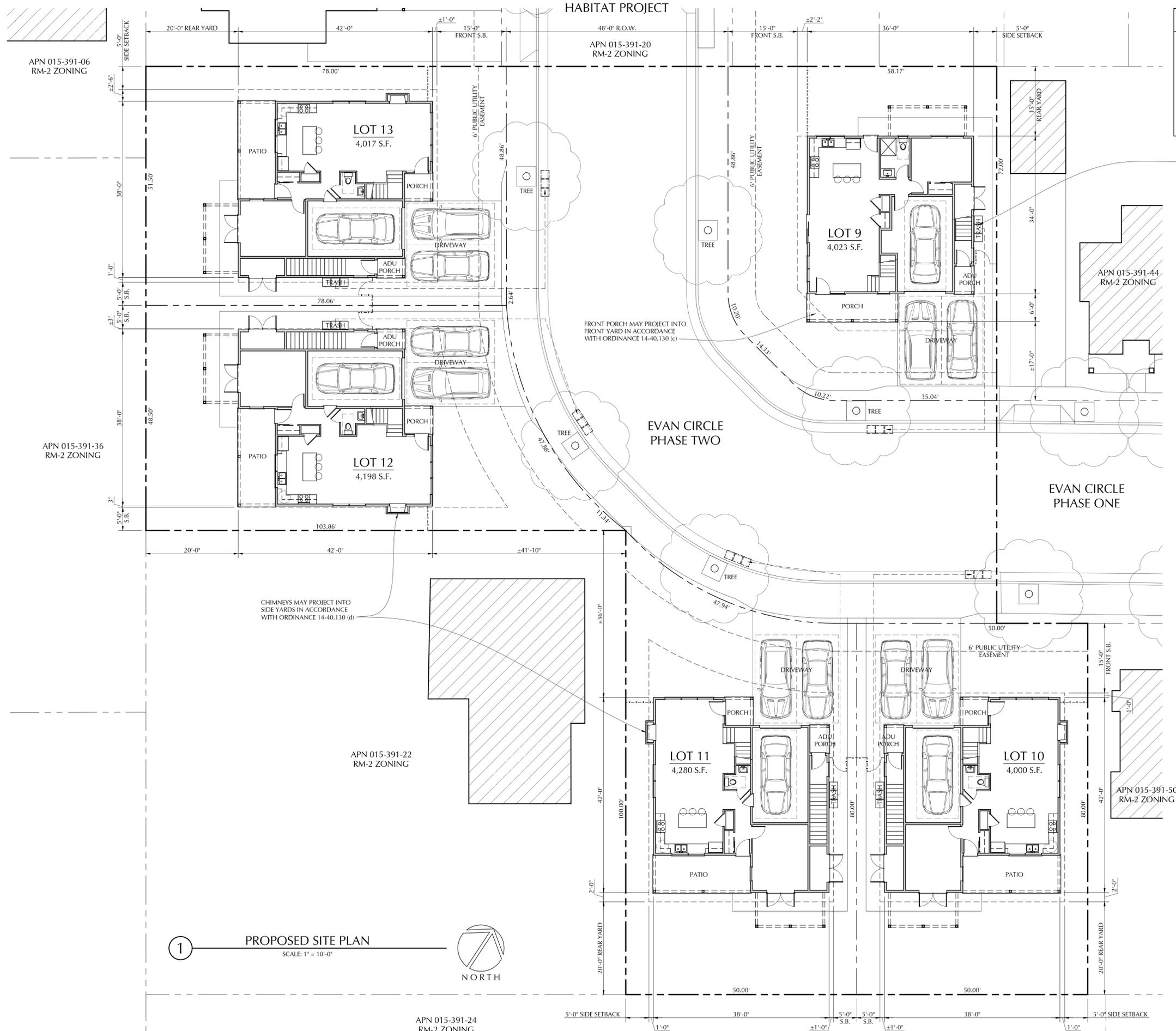
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A2.2



1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



APN 015-391-24
RM-2 ZONING



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NEW RESIDENTIAL DEVELOPMENT FOR
EVAN CIRCLE, LLC - PHASE TWO
AT EVAN CIRCLE, WATSONVILLE, CALIFORNIA
ROOF PLAN & ARCH. SECTIONS - LOT 9

DRAWING DATE:		
FEBRUARY 5, 2024		
A.P.N.:		
015-391-43 & 49		
CLIENT NAME:		
WALLACE		
PROJECT NAME:		
EVAN CIRCLE - PHASE 2		

REVISIONS		
No.	DESCRIPTION	DATE
1	RESPONSE 1	6/21/24

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CONSTRUCTION**

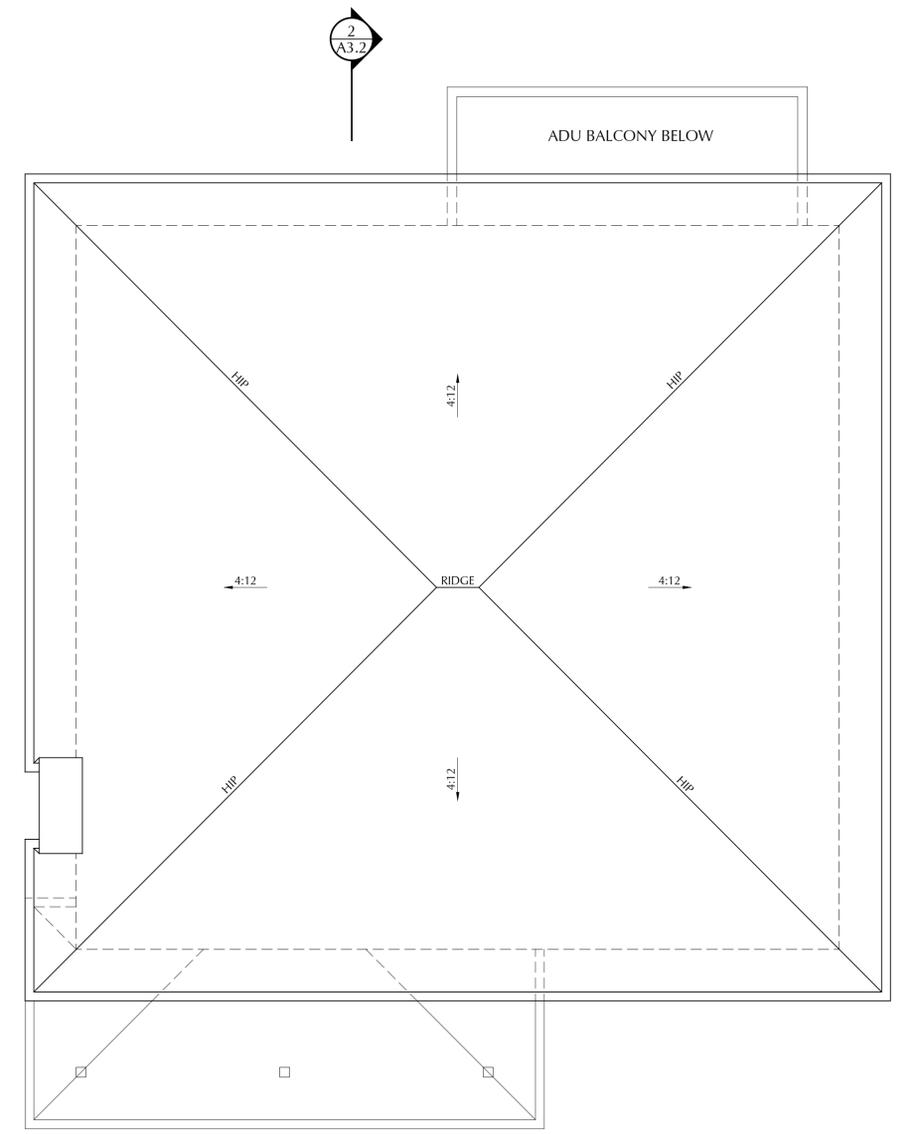
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DISCLAIMER

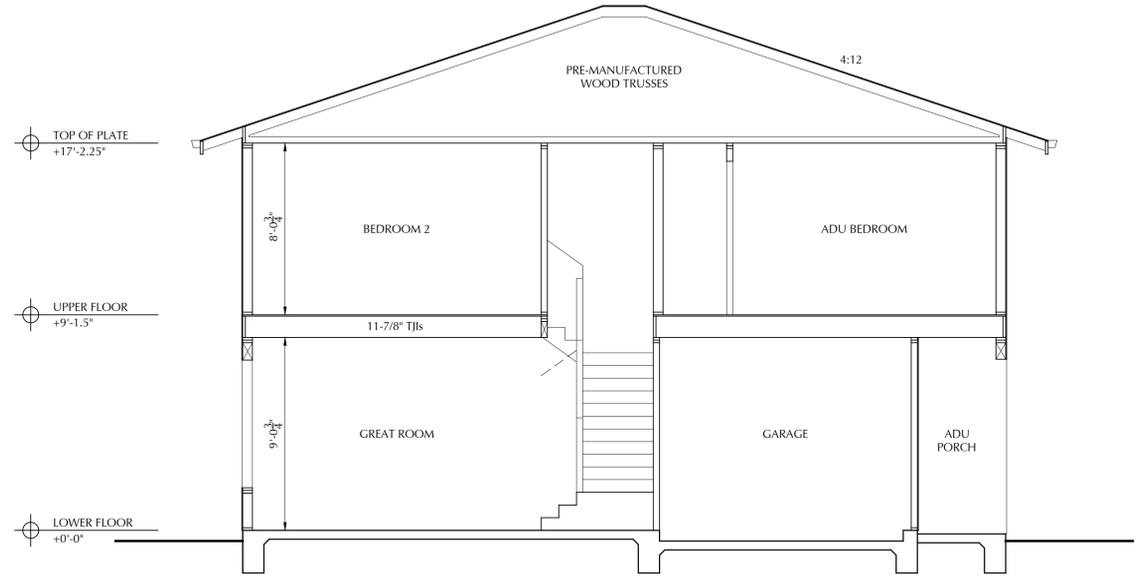
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SHEET

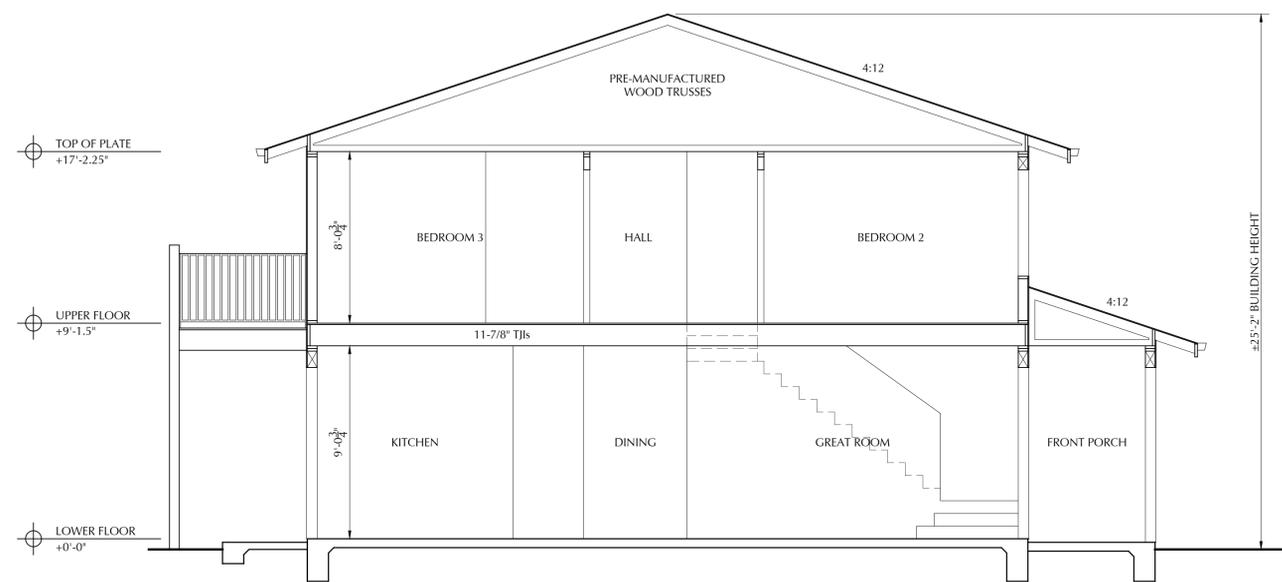
A3.2



3 ROOF PLAN
SCALE: 1/4"=1'-0"



1 ARCHITECTURAL SECTION
SCALE: 1/4"=1'-0"



2 ARCHITECTURAL SECTION
SCALE: 1/4"=1'-0"



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NEW RESIDENTIAL DEVELOPMENT FOR
EVAN CIRCLE, LLC - PHASE TWO
AT EVAN CIRCLE, WATSONVILLE, CALIFORNIA
EXTERIOR ELEVATIONS - LOT 9

DRAWING DATE:	
FEBRUARY 5, 2024	
A.P.N.:	
015-391-43 & 49	
CLIENT NAME:	
WALLACE	
PROJECT NAME:	
EVAN CIRCLE - PHASE 2	

REVISIONS		
No.	DESCRIPTION	DATE
1	RESPONSE 1	6/21/24

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SHEET
A3.3

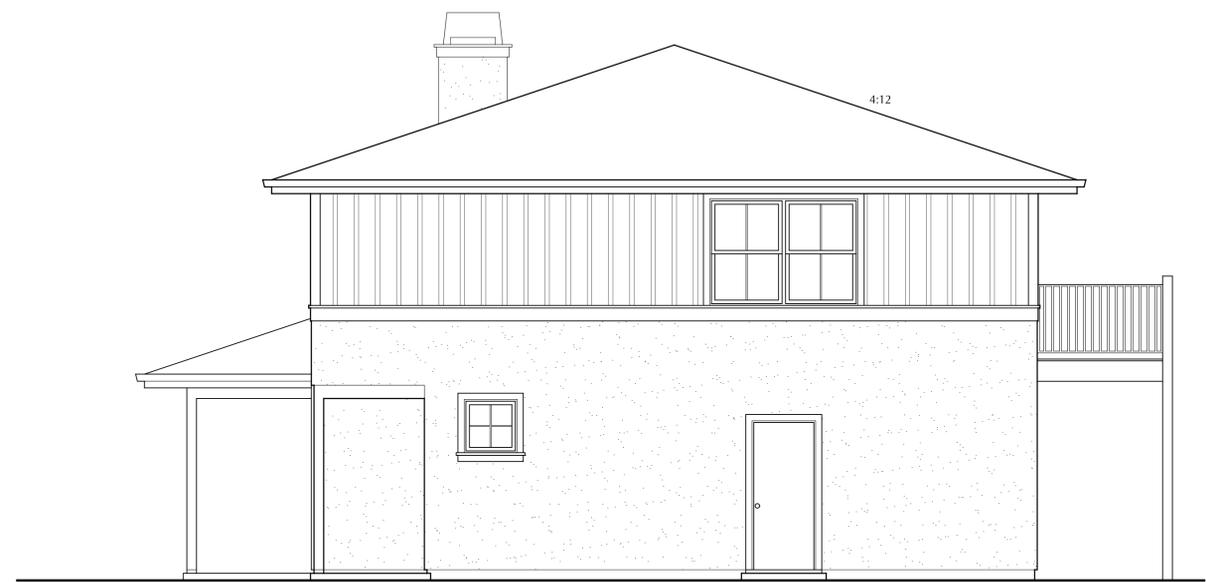


2 ————— **SOUTHWEST ELEVATION**
SCALE: 1/4"=1'-0"



1 ————— **SOUTHEAST ELEVATION**
SCALE: 1/4"=1'-0"

- SHEET METAL CHIMNEY CAP AS SHOWN, DECORATIVE ONLY AT LOT 9
- CEMENT PLASTER FINISH ON CHIMNEY, TYP.
- CLASS 'A', 40 YEAR, ASPHALT COMPOSITION ROOFING SHINGLES
- 5" OGEE SHAPED PAINTED GUTTERS WITH 2"Ø DOWNSPOUTS
- 2x8 PAINTED WOOD FASCIA BOARD
- 2x6 WOOD CORNER BOARD PAINT GRADE TRIM, TYPICAL
- CEMENTITIOUS VERTICAL BOARD & BATTEN SIDING
- 2x8 PAINTED BELTLINE HORIZONTAL WOOD TRIM
- VINYL WINDOWS WITH PAINT GRADE 2x4 WOOD TRIM AND 2x3 WOOD SILL, TYPICAL
- PAINTED STRUCTURAL WOOD PORCH WITH 6x6 POSTS, TYPICAL
- CEMENT PLASTER FINISH, TYPICAL AT FIRST FLOORS
- FINISH GRADE



4 ————— **NORTHEAST ELEVATION**
SCALE: 1/4"=1'-0"



3 ————— **NORTHWEST ELEVATION**
SCALE: 1/4"=1'-0"



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NEW RESIDENTIAL DEVELOPMENT FOR
EVAN CIRCLE, LLC - PHASE TWO
AT EVAN CIRCLE, WATSONVILLE, CALIFORNIA
PROPOSED FLOOR PLANS - LOTS 10 & 12

DRAWING DATE:		
FEBRUARY 5, 2024		
A.P.N.:		
015-391-43 & 49		
CLIENT NAME:		
WALLACE		
PROJECT NAME:		
EVAN CIRCLE - PHASE 2		

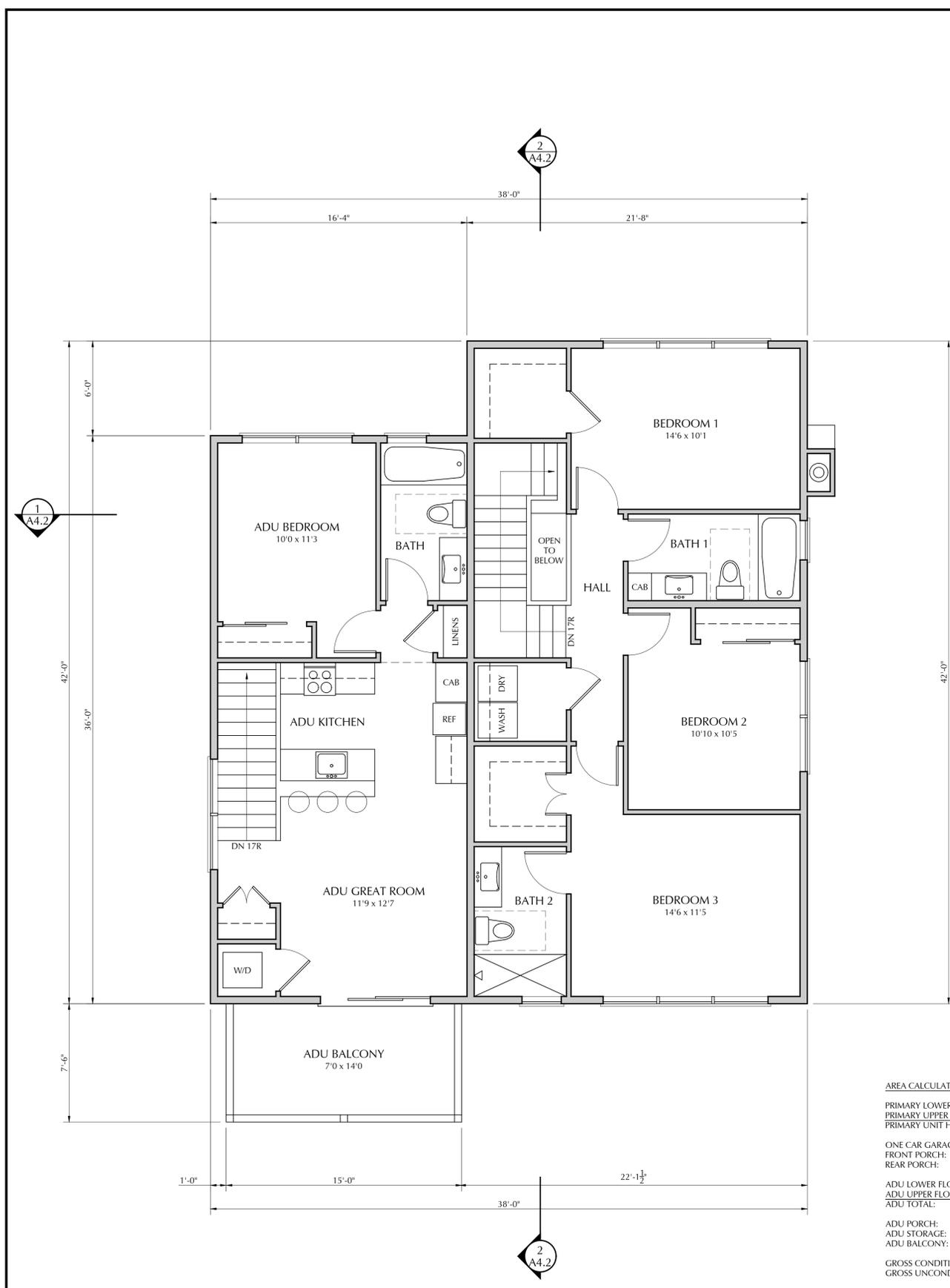
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No.	DESCRIPTION	DATE
1	RESPONSE 1	6/21/24

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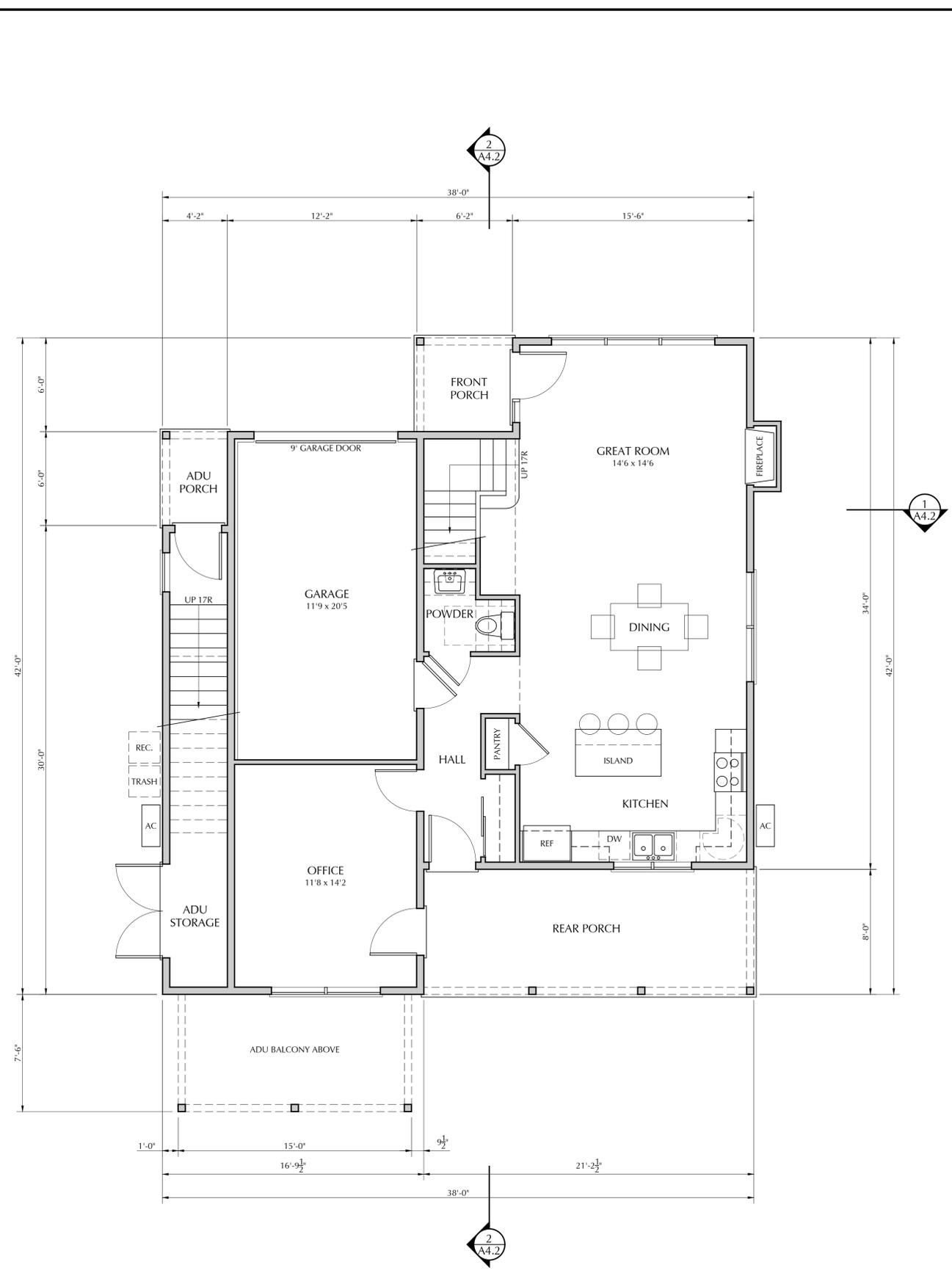
SHEET
A4.1



2 UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"

AREA CALCULATIONS

PRIMARY LOWER FLOOR:	886 S.F.
PRIMARY UPPER FLOOR:	819 S.F.
PRIMARY UNIT HEATED:	1,705 S.F.
ONE CAR GARAGE:	249 S.F.
FRONT PORCH:	37 S.F.
REAR PORCH:	170 S.F.
ADU LOWER FLOOR:	69 S.F.
ADU UPPER FLOOR:	552 S.F.
ADU TOTAL:	621 S.F.
ADU PORCH:	25 S.F.
ADU STORAGE:	63 S.F.
ADU BALCONY:	113 S.F.
GROSS CONDITIONED:	2,326 S.F.
GROSS UNCONDITIONED:	312 S.F.



1 LOWER FLOOR PLAN
SCALE: 1/4"=1'-0"



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NEW RESIDENTIAL DEVELOPMENT FOR
EVAN CIRCLE, LLC - PHASE TWO
AT EVAN CIRCLE, WATSONVILLE, CALIFORNIA
ROOF PLAN & ARCH. SECTIONS - LOTS 10 & 12

DRAWING DATE:		
FEBRUARY 5, 2024		
A.P.N.:		
015-391-43 & 49		
CLIENT NAME:		
WALLACE		
PROJECT NAME:		
EVAN CIRCLE - PHASE 2		

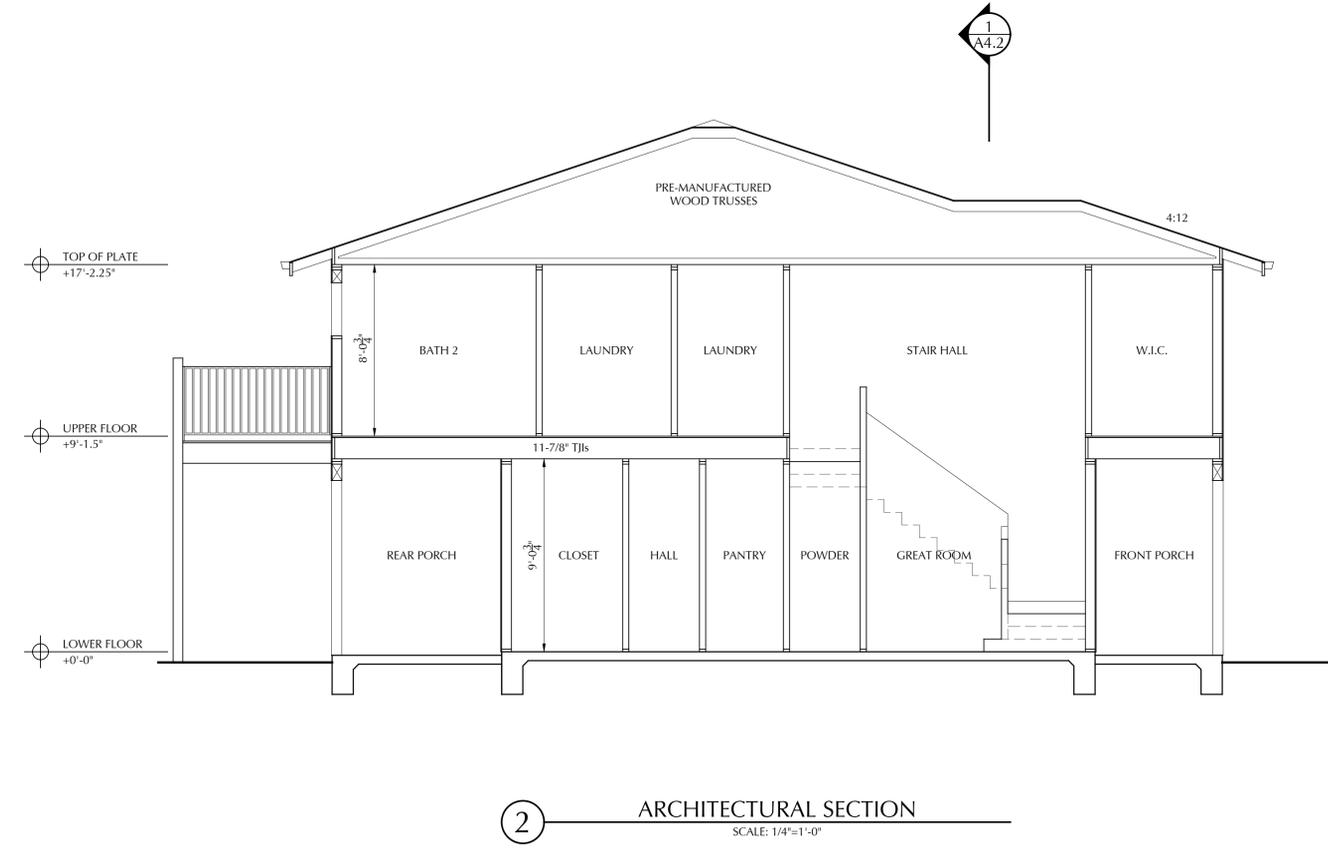
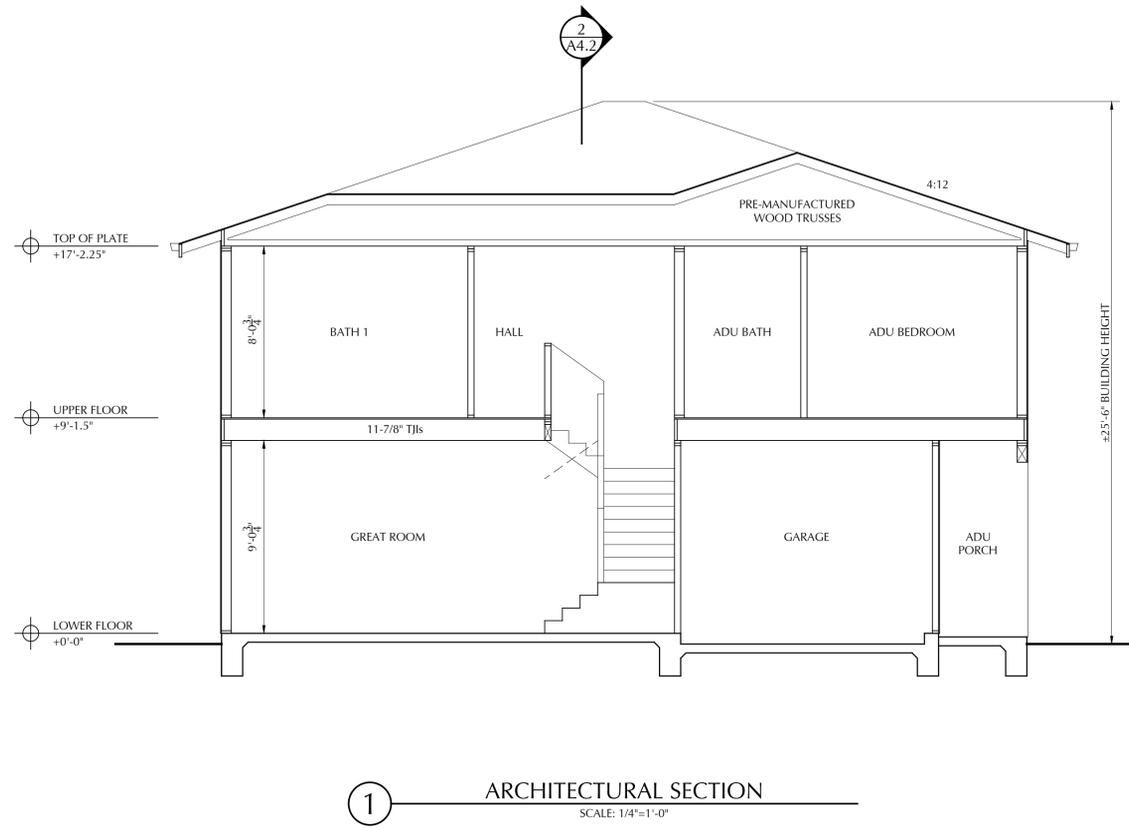
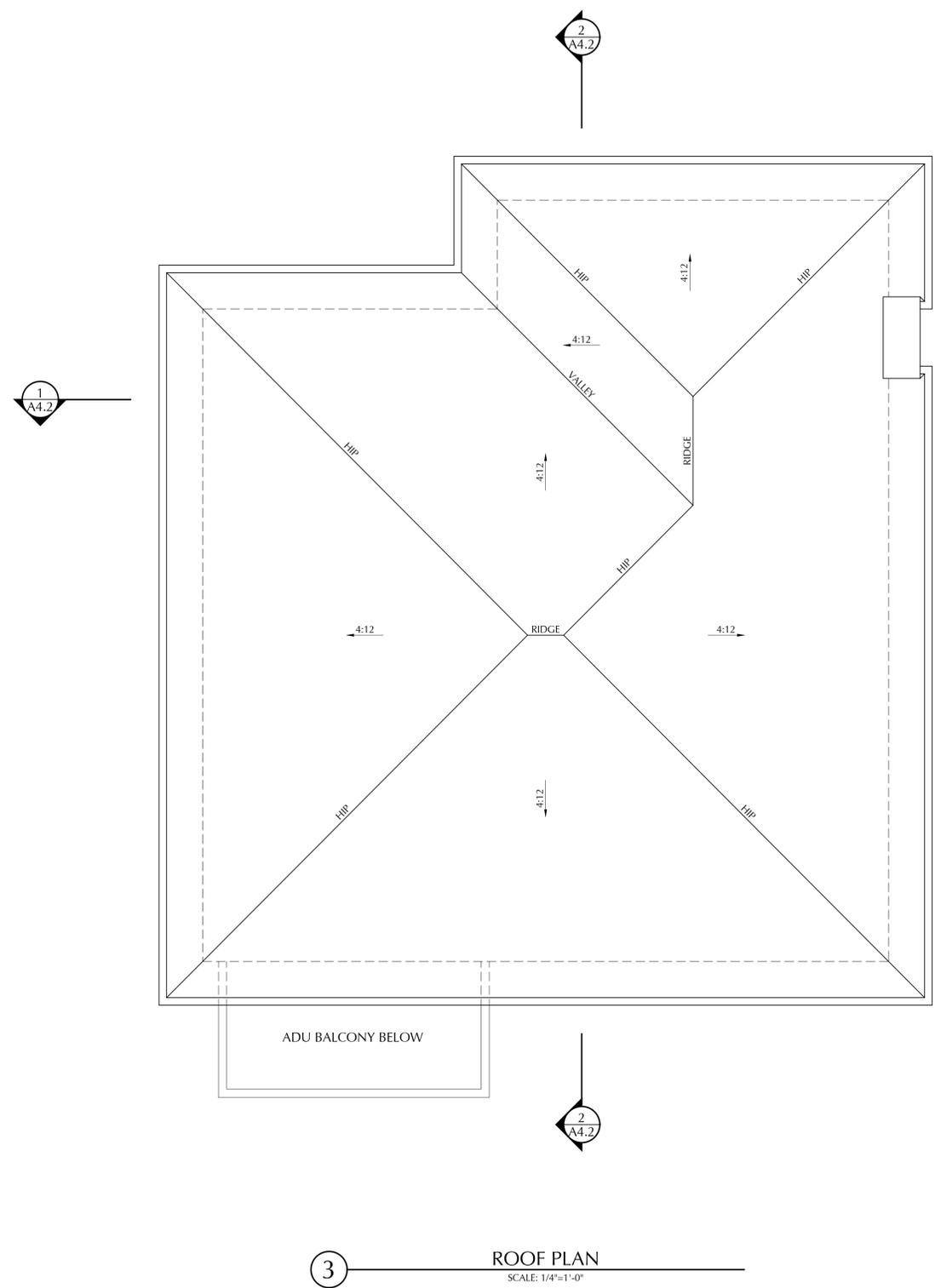
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No.	DESCRIPTION	DATE
1	RESPONSE 1	6/21/24

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SHEET
A4.2





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NEW RESIDENTIAL DEVELOPMENT FOR
EVAN CIRCLE, LLC - PHASE TWO
AT EVAN CIRCLE, WATSONVILLE, CALIFORNIA
EXTERIOR ELEVATIONS - LOTS 10 & 12

DRAWING DATE:	FEBRUARY 5, 2024
A.P.N.:	015-391-43 & 49
CLIENT NAME:	WALLACE
PROJECT NAME:	EVAN CIRCLE - PHASE 2

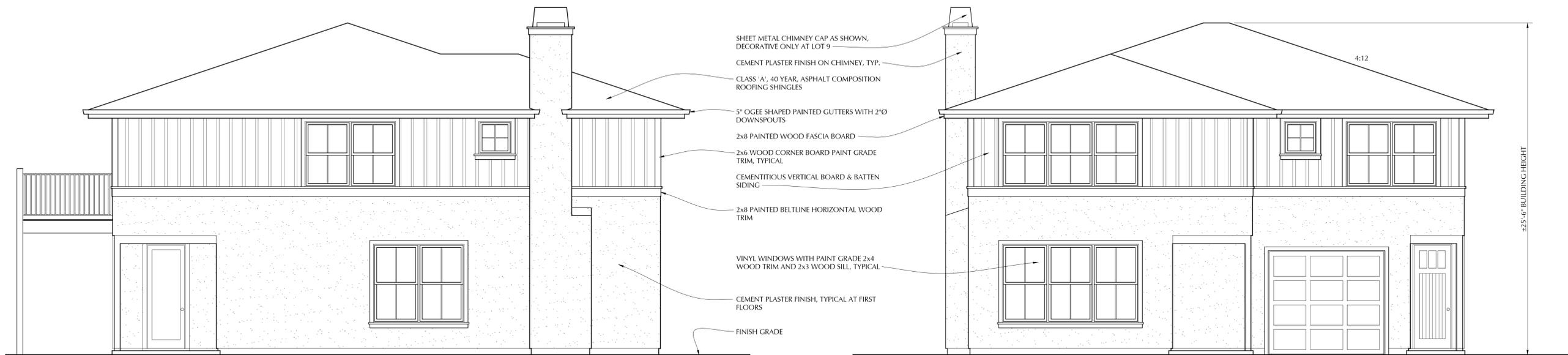
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SHEET
A4.3



2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

1 STREET ELEVATION
SCALE: 1/4"=1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 REAR ELEVATION
SCALE: 1/4"=1'-0"



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NEW RESIDENTIAL DEVELOPMENT FOR
EVAN CIRCLE, LLC - PHASE TWO
AT EVAN CIRCLE, WATSONVILLE, CALIFORNIA
PROPOSED FLOOR PLANS - LOTS 11 & 13

DRAWING DATE:		FEBRUARY 5, 2024
A.P.N.:		015-391-43 & 49
CLIENT NAME:		WALLACE
PROJECT NAME:		EVAN CIRCLE - PHASE 2

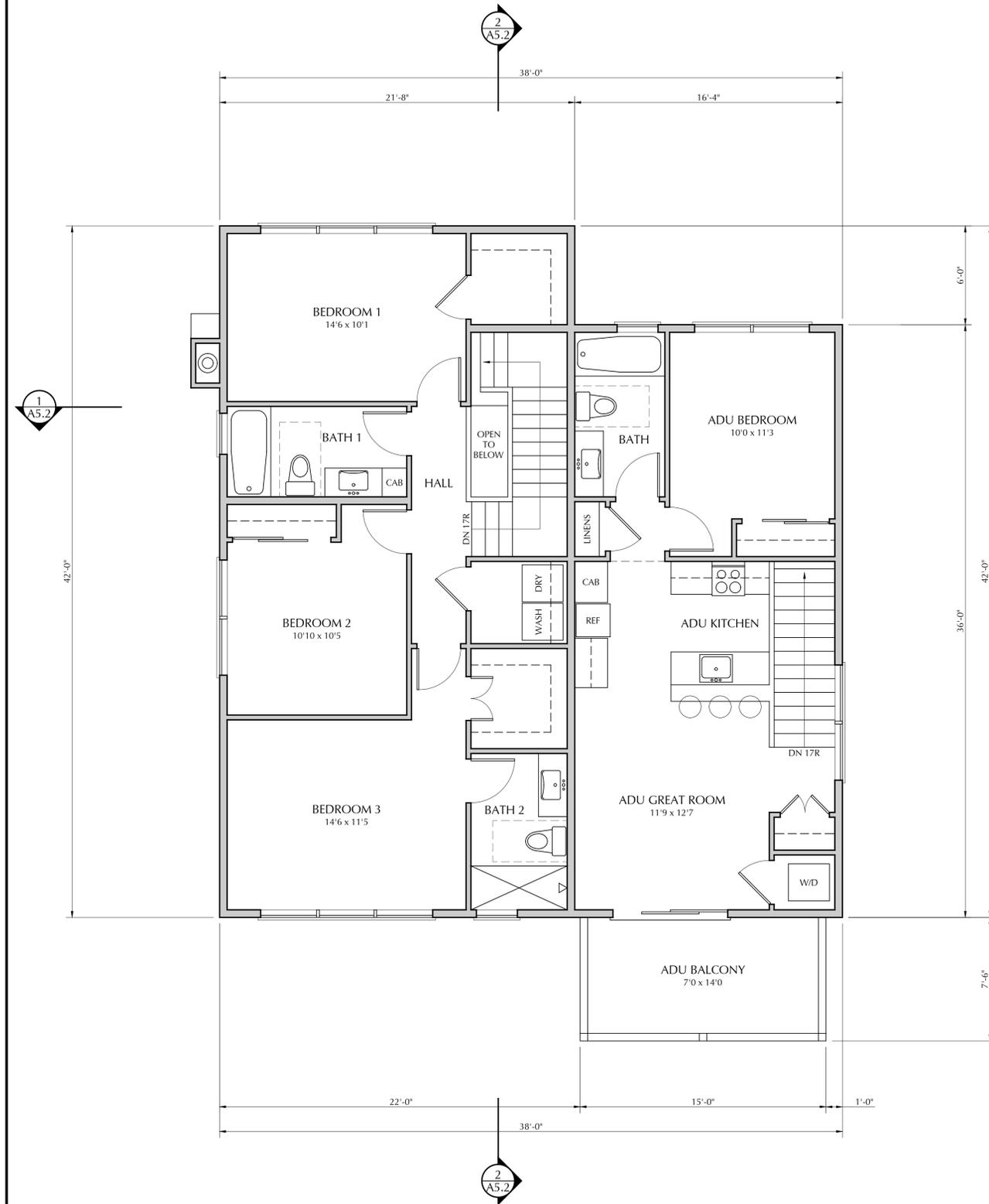
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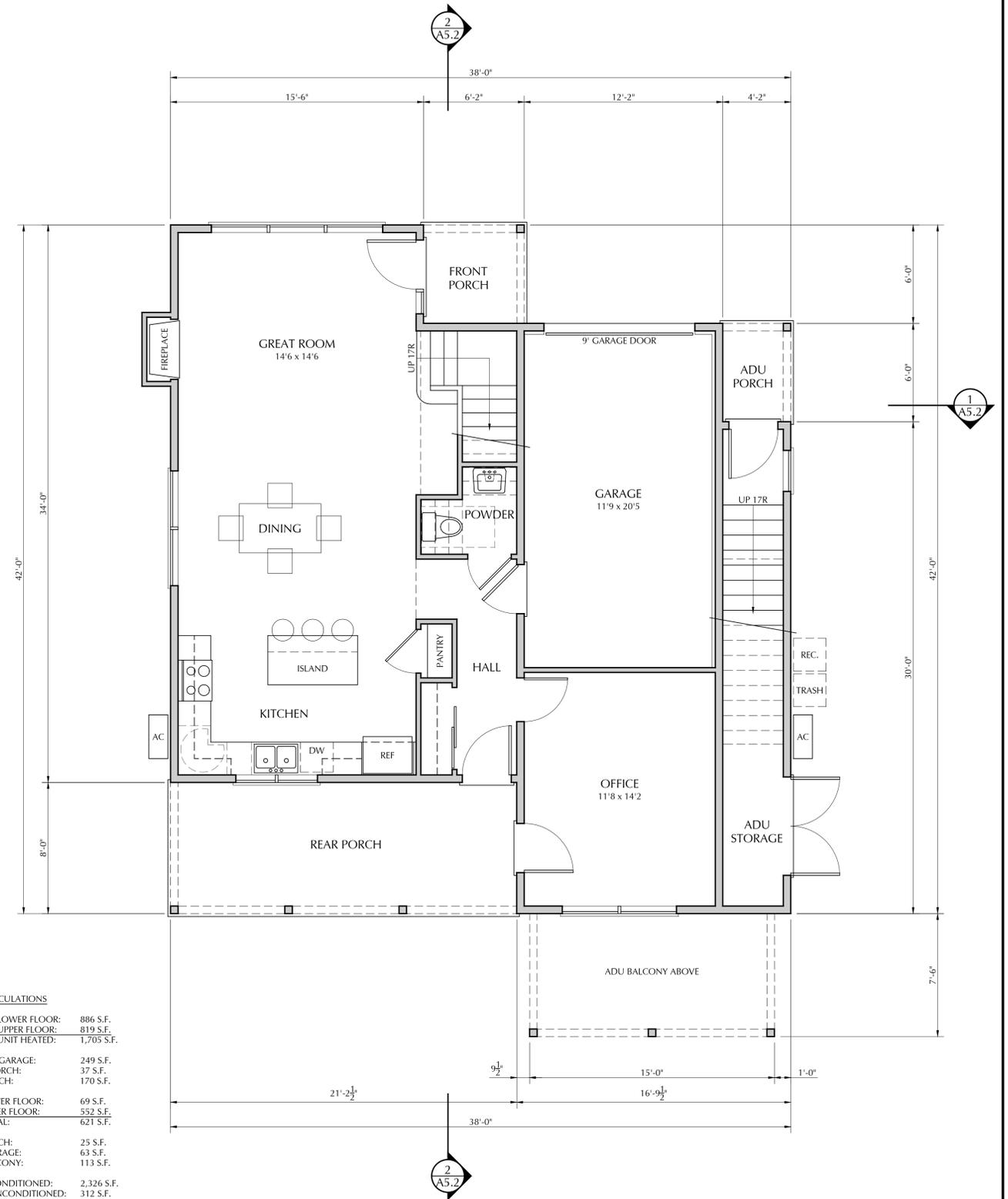
A5.1



2 UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"

AREA CALCULATIONS

PRIMARY LOWER FLOOR:	886 S.F.
PRIMARY UPPER FLOOR:	819 S.F.
PRIMARY UNIT HEATED:	1,705 S.F.
ONE CAR GARAGE:	249 S.F.
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ADU TOTAL:	621 S.F.
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ADU BALCONY:	113 S.F.
GROSS CONDITIONED:	2,326 S.F.
GROSS UNCONDITIONED:	312 S.F.



1 LOWER FLOOR PLAN
SCALE: 1/4"=1'-0"



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NEW RESIDENTIAL DEVELOPMENT FOR
EVAN CIRCLE, LLC - PHASE TWO
AT EVAN CIRCLE, WATSONVILLE, CALIFORNIA
ROOF PLAN & ARCH. SECTIONS - LOTS 11 & 13

DRAWING DATE:		
FEBRUARY 5, 2024		
A.P.N.:		
015-391-43 & 49		
CLIENT NAME:		
WALLACE		
PROJECT NAME:		
EVAN CIRCLE - PHASE 2		

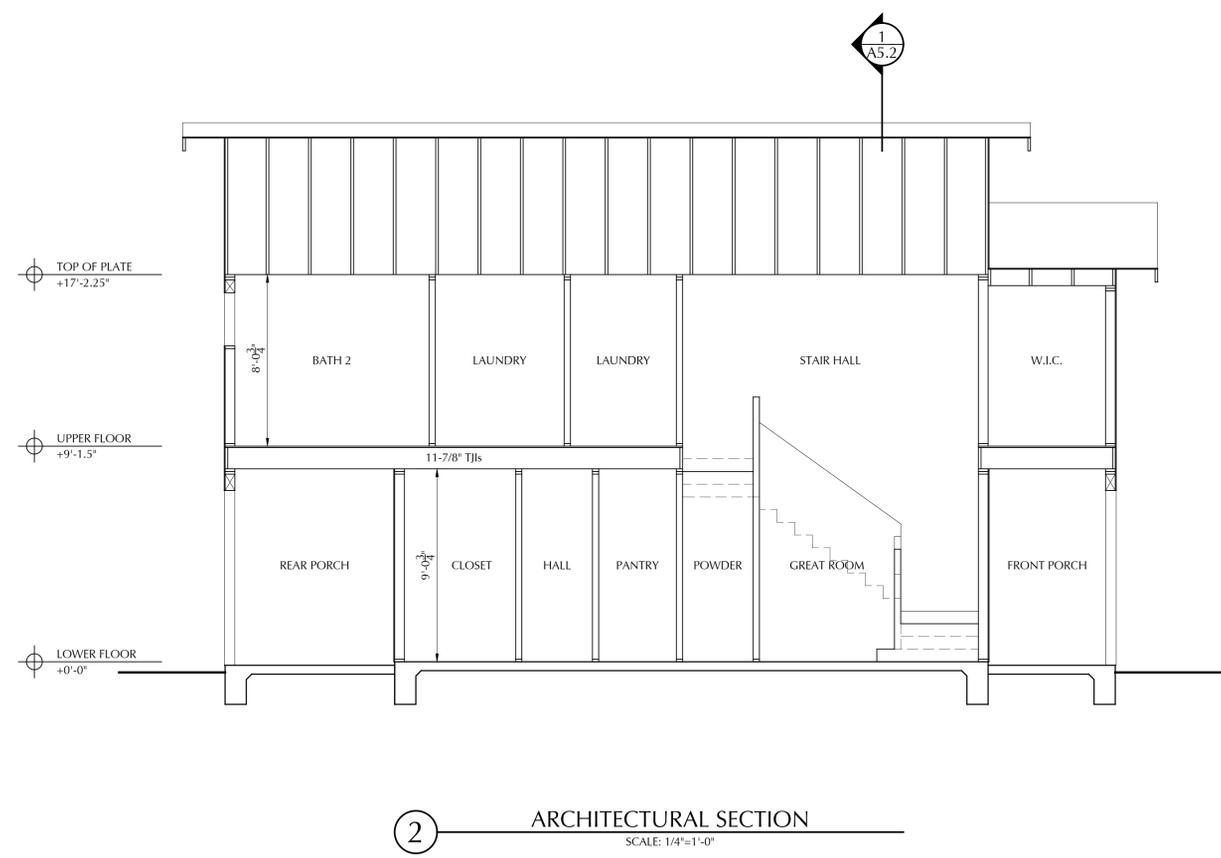
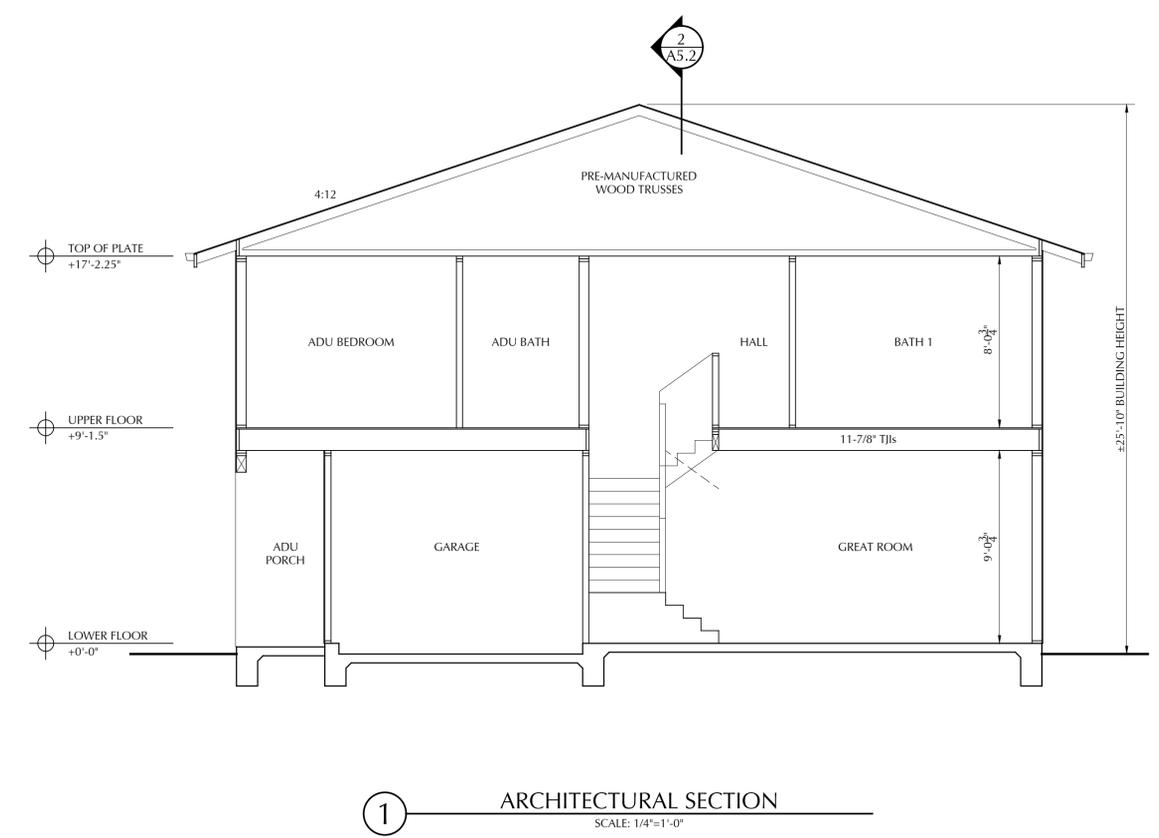
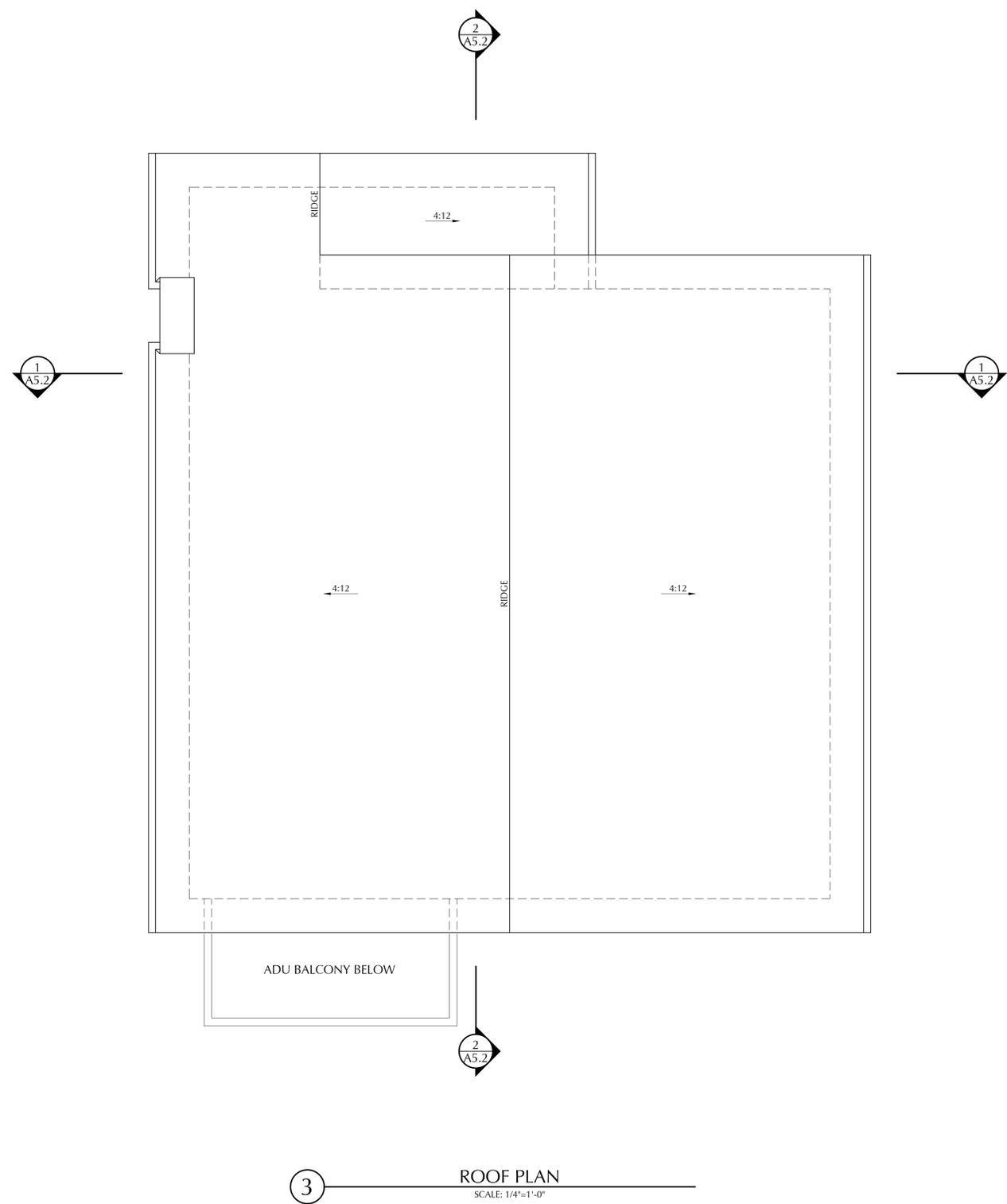
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SHEET
A5.2





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NEW RESIDENTIAL DEVELOPMENT FOR
EVAN CIRCLE, LLC - PHASE TWO
 AT EVAN CIRCLE, WATSONVILLE, CALIFORNIA
 EXTERIOR ELEVATIONS - LOTS 11 & 13

DRAWING DATE:		
FEBRUARY 5, 2024		
A.P.N.:		
015-391-43 & 49		
CLIENT NAME:		
WALLACE		
PROJECT NAME:		
EVAN CIRCLE - PHASE 2		

REVISIONS		
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APPROVAL STAMP

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SHEET

A5.3



2 LEFT SIDE ELEVATION
 SCALE: 1/4"=1'-0"



1 STREET ELEVATION
 SCALE: 1/4"=1'-0"



4 RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'-0"



3 REAR ELEVATION
 SCALE: 1/4"=1'-0"

- CLASS 'A', 40 YEAR, ASPHALT COMPOSITION ROOFING SHINGLES
- 5" OGEE SHAPED PAINTED GUTTERS WITH 2"Ø DOWNSPOUTS
- 2x8 PAINTED WOOD FASCIA & BARGE BOARDS
- 2x6 WOOD CORNER BOARD PAINT GRADE TRIM, TYPICAL
- CEMENTITIOUS HORIZONTAL LAP SIDING
- 6x6 WOOD BARGE BRACKETS
- 2x8 PAINTED BELTLINE HORIZONTAL WOOD TRIM
- VINYL WINDOWS WITH PAINT GRADE 2x4 WOOD TRIM AND 2x3 WOOD SILL, TYPICAL
- CEMENT PLASTER FINISH, TYPICAL AT FIRST FLOORS
- PAINTED 6x6 POSTS AT PORCHES
- FINISH GRADE

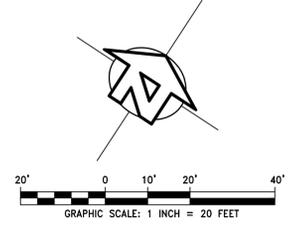
SHEET METAL CHIMNEY CAP
 CEMENT PLASTER FINISH ON CHIMNEY, TYP.

TENTATIVE MAP

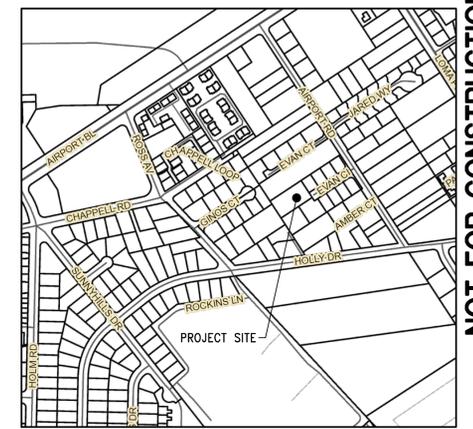
FOR

EVAN CIRCLE - PHASE II

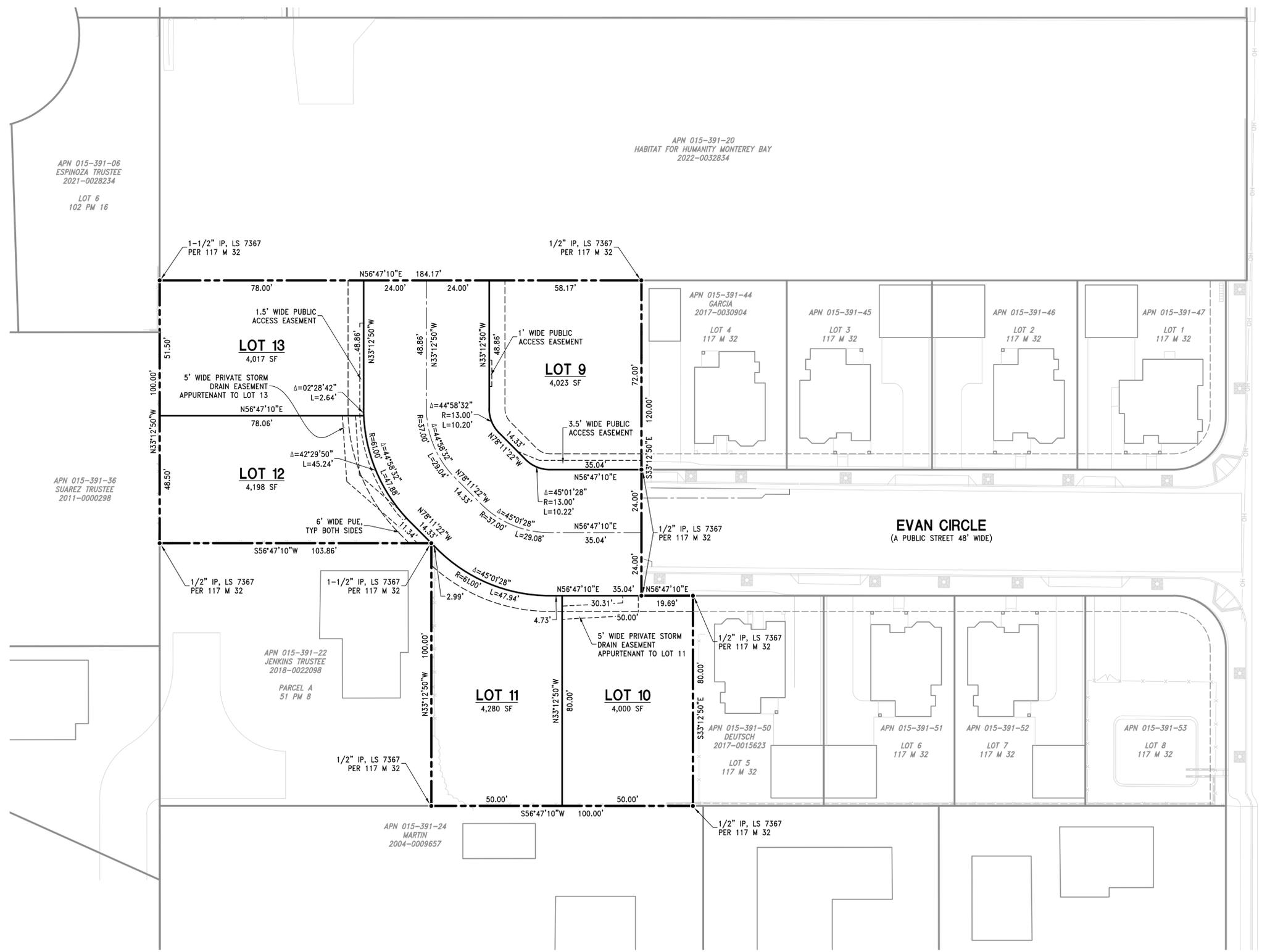
WATSONVILLE, CALIFORNIA



NOTE: THE INTENT OF THIS TENTATIVE MAP IS TO SHOW THE PROPOSED MINOR LAND DIVISION ONLY. SEE PRELIMINARY IMPROVEMENT PLANS FOR EXISTING SITE TOPOGRAPHY, AND ALL PROPOSED GRADING, DRAINAGE, UTILITIES, STORMWATER CONTROL, AND ON-SITE IMPROVEMENTS.



NOT FOR CONSTRUCTION



VICINITY MAP
NTS
© COUNTY OF SANTA CRUZ GIS 2021

SURVEY
THE PROPERTY BOUNDARY AND SITE TOPOGRAPHY WAS OBTAINED FROM IFLAND SURVEY, PROJECT NO. G05155, DATED NOVEMBER 2005. IN ADDITION, A SUPPLEMENTAL TOPOGRAPHIC SURVEY WAS CONDUCTED BY IFLAND SURVEY IN APRIL 2016, UPON THE COMPLETION OF PHASE I CONSTRUCTION.

BENCHMARK
THE BENCHMARK FOR THIS SURVEY IS THE CITY OF WATSONVILLE BENCHMARK #W-518, WHICH IS A BRONZE CAP SET IN THE CONCRETE SIDEWALK AT THE NORTHEAST CORNER OF AVIATION WAY AND AIRPORT BOULEVARD.
ELEVATION= 131.32 FEET DATUM: USGS

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS HPGN D CA 044K (WEST WATSONVILLE) AND HPGN D CA 04AJ (SOQUEL). THIS SURVEY WAS ROTATED TO FIT STATE PLANE COORDINATES, NAD 83 (1991.35), WHICH WERE BASED ON GPS OBSERVATIONS AT THE FOREMENTIONED HPGN STATIONS.
BEARING= N 67°37'42.32" W

GENERAL DATA

MAP PREPARED BY: IFLAND ENGINEERS
5300 SOQUEL AVENUE, SUITE 101
SANTA CRUZ, CA 95062
(831) 428-5315
CONTACT: JON IFLAND

OWNER & SUBDIVIDER: EVAN CIRCLE, LLC.
315 LIBERTY STREET
SANTA CRUZ, CA 95060
(831) 254-1029
CONTACT: DOUG WALLACE

APN: 015-391-43 & 49

EXISTING USE: (2) VACANT LOTS

PROPOSED USE: (5) LOT MINOR LAND DIVISION

EXISTING ZONING: RM-2 = MULTI-RESIDENTIAL

PROPOSED ZONING: NO CHANGE

WATER SUPPLY: CITY OF WATSONVILLE

SANITARY SEWER: CITY OF WATSONVILLE

STORM DRAIN: CITY OF WATSONVILLE (EXCEPT PRIVATE SCW'S, STORMWATER TREATMENT AND DETENTION FACILITIES)

GAS & ELECTRIC: PACIFIC GAS & ELECTRIC

TOTAL AREA: 28,023 SF / 0.64± AC

INDEX OF CIVIL SHEETS

SHEET NO.	DESCRIPTION
TM1.0	TENTATIVE MAP
CO.0	PRELIMINARY OVERALL SITE PLAN
C1.0	PRELIMINARY GRADING & DRAINAGE PLAN
C2.0	PRELIMINARY UTILITY PLAN
C3.0	PRELIMINARY STORMWATER CONTROL PLAN
C4.0	PRELIMINARY EROSION CONTROL NOTES & DETAILS
C4.1	PRELIMINARY EROSION CONTROL PLAN

TENTATIVE MAP

EVAN CIRCLE - PHASE II

EVAN CIRCLE, WATSONVILLE, CALIFORNIA

APN 015-391-43 & 49	DESIGN DEVELOPMENT	DRAWN	STAFF
DATE	DESIGN	MUR	STAFF
8/30/2023			
SHEET		TM1.0	

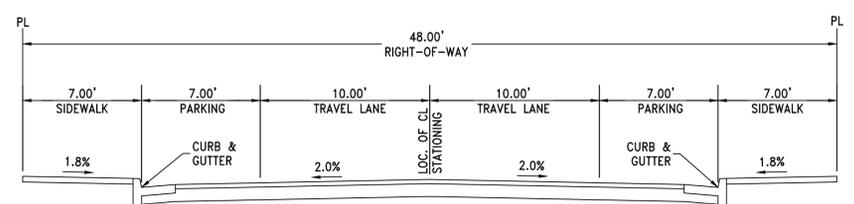
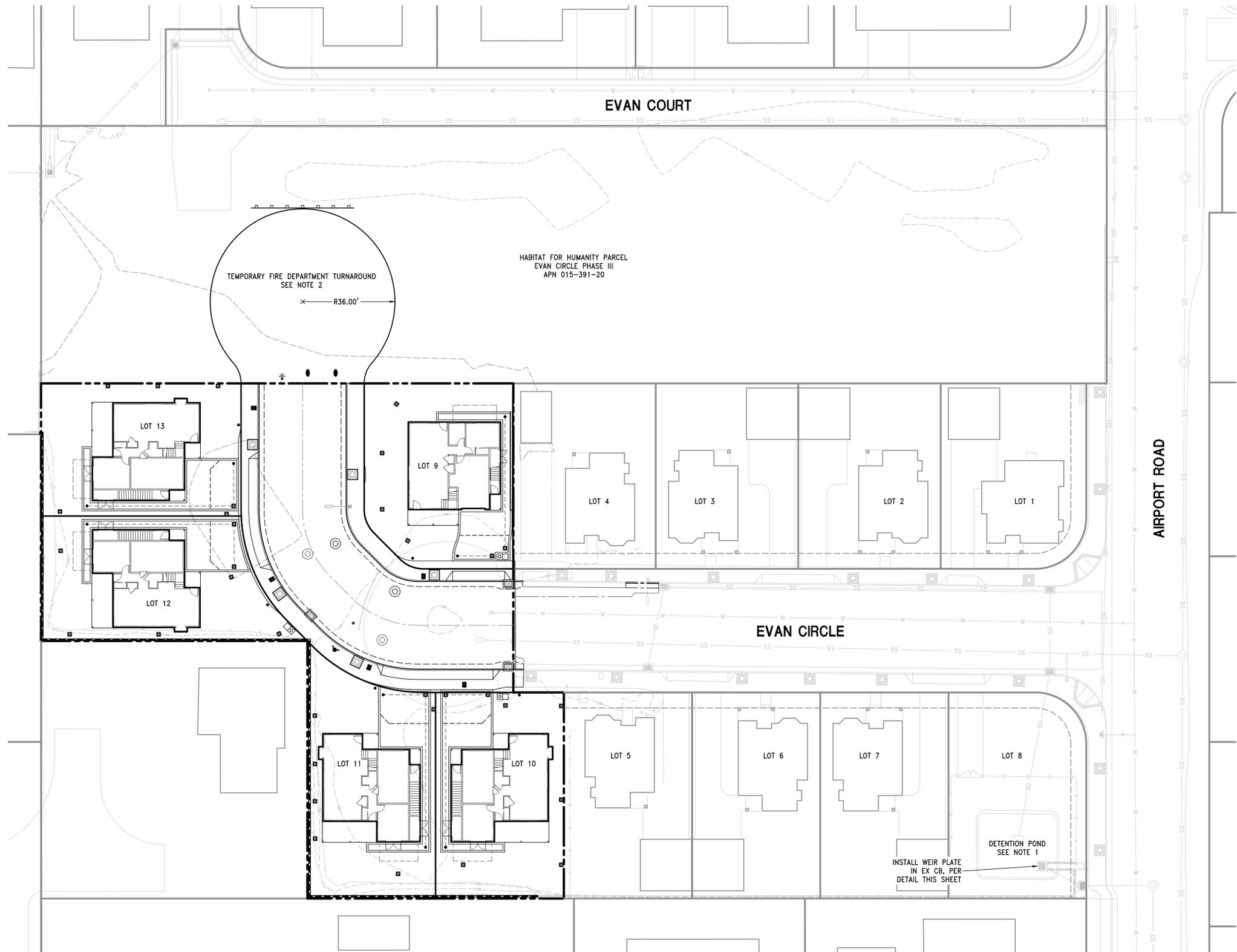
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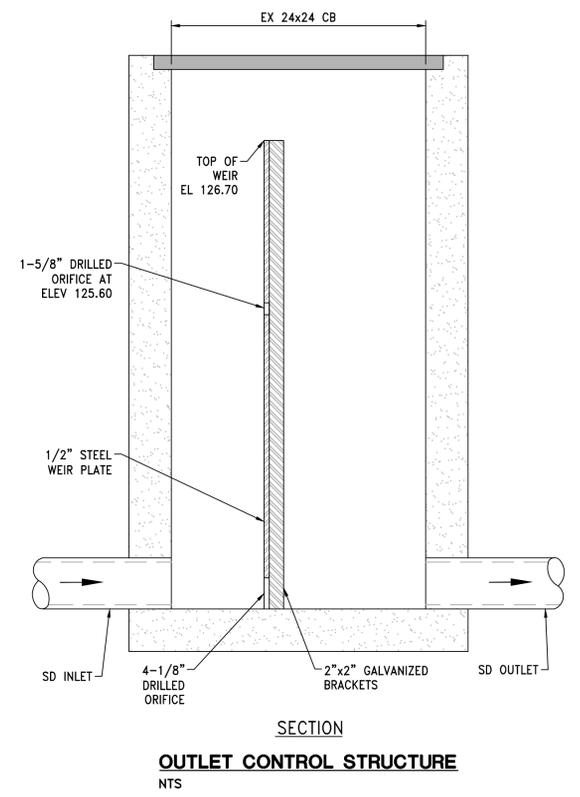
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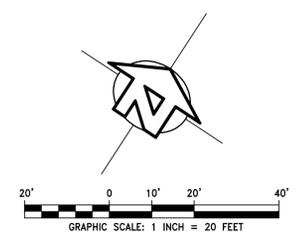
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TYPICAL SECTION - EVAN CIRCLE
SCALE: 1"=5'



- NOTES:**
1. DETENTION POND AND OUTLET CONTROL STRUCTURE SHALL BE CLEARED OF SEDIMENT AND DEBRIS. ANY EROSION SHALL BE REPAIRED. OVERFLOW SHALL BE DIRECTED TO AIRPORT ROAD NOT NEIGHBORING PROPERTIES.
 2. FIRE DEPARTMENT TURNAROUND ON NEIGHBORING PARCEL IS TEMPORARY. A SEPARATE PROJECT, KNOWN AS EVAN CIRCLE PHASE III, PROPOSED BY HABITAT FOR HUMANITY IS TO BE CONSTRUCTED ON APN 015-391-20. PHASE III IMPROVEMENTS ARE ANTICIPATED TO INCLUDE CONNECTING EVAN CIRCLE WITH EVAN COURT TO PROVIDE A FULL LOOP CONNECTED TO AIRPORT ROAD AT BOTH ENDS. SEE PLANS BY OTHERS.
 3. SEE GRADING AND DRAINAGE PLAN, SHEET C1.0, AND UTILITY PLAN, SHEET C2.0, FOR UTILITIES STUBBED INTO TEMPORARY TURNAROUND FOR FUTURE PHASE III CONNECTION.



NOT FOR CONSTRUCTION

PRELIMINARY
OVERALL SITE PLAN

EVAN CIRCLE - PHASE II

EVAN CIRCLE, WATSONVILLE, CALIFORNIA

APN 015-391-43 & 49	DESIGN DEVELOPMENT	DRAWN STAFF
DATE 8/30/2023	DESIGN MUR	

SHEET
CO.0

JOB NO. 21021

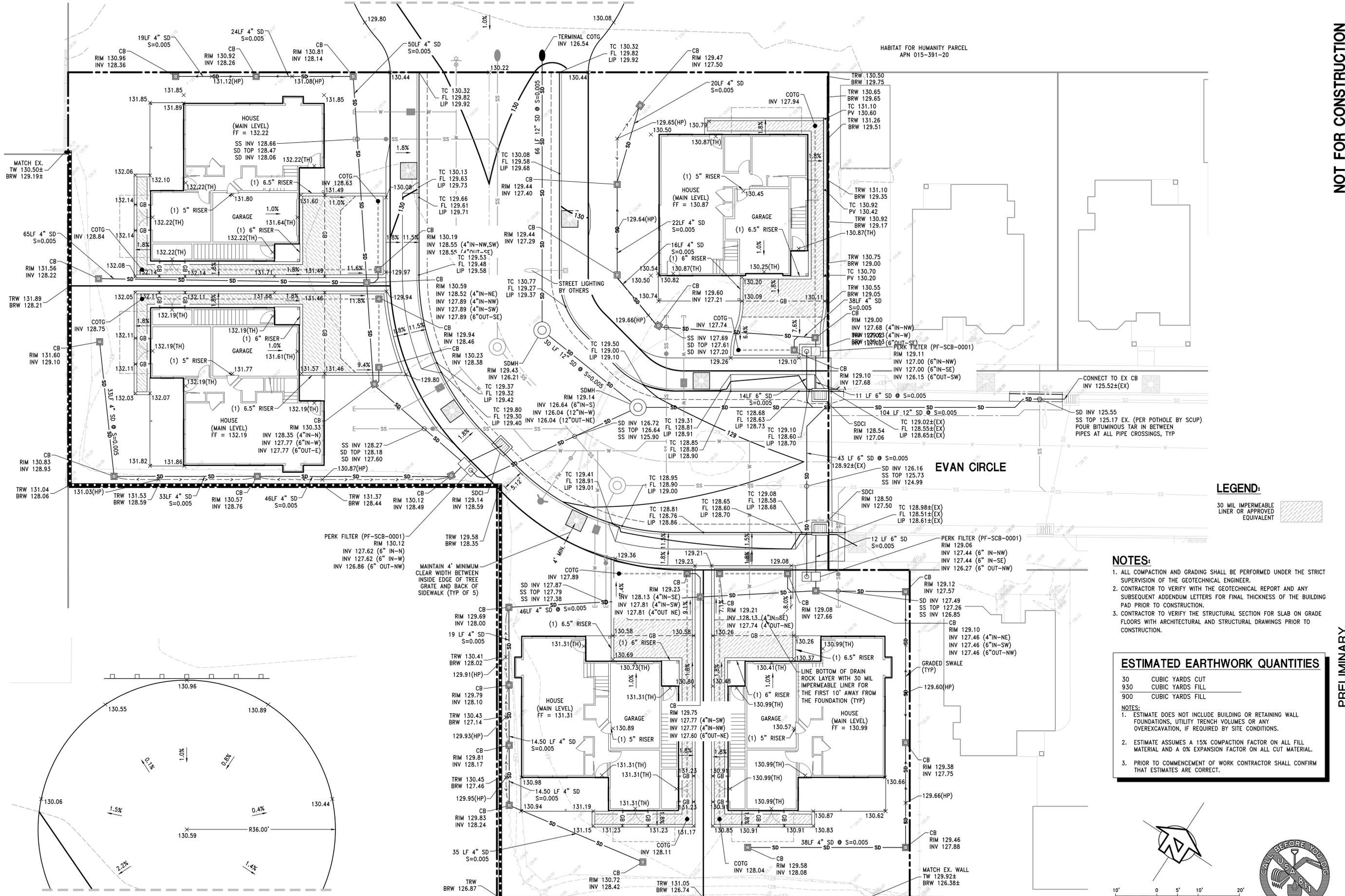
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8/17/24	STAFF	REVISED PER CITY COMMENTS
8/18/24	STAFF	REVISED PER CITY COMMENTS

SEE BELOW



SEE ABOVE

LEGEND:

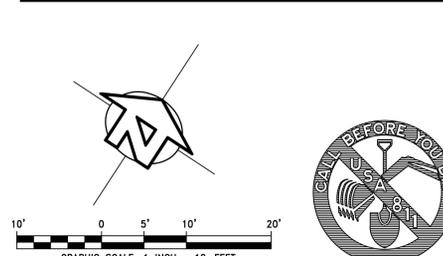
30 MIL IMPERMEABLE LINER OR APPROVED EQUIVALENT

- NOTES:**
1. ALL COMPACTION AND GRADING SHALL BE PERFORMED UNDER THE STRICT SUPERVISION OF THE GEOTECHNICAL ENGINEER.
 2. CONTRACTOR TO VERIFY WITH THE GEOTECHNICAL REPORT AND ANY SUBSEQUENT ADDENDUM LETTERS FOR FINAL THICKNESS OF THE BUILDING PAD PRIOR TO CONSTRUCTION.
 3. CONTRACTOR TO VERIFY THE STRUCTURAL SECTION FOR SLAB ON GRADE FLOORS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.

ESTIMATED EARTHWORK QUANTITIES

30	CUBIC YARDS CUT
930	CUBIC YARDS FILL
900	CUBIC YARDS FILL

- NOTES:**
1. ESTIMATE DOES NOT INCLUDE BUILDING OR RETAINING WALL FOUNDATIONS, UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.
 2. ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.
 3. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.



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PRELIMINARY GRADING AND DRAINAGE PLAN
EVAN CIRCLE - PHASE II
EVAN CIRCLE, WATSONVILLE, CALIFORNIA

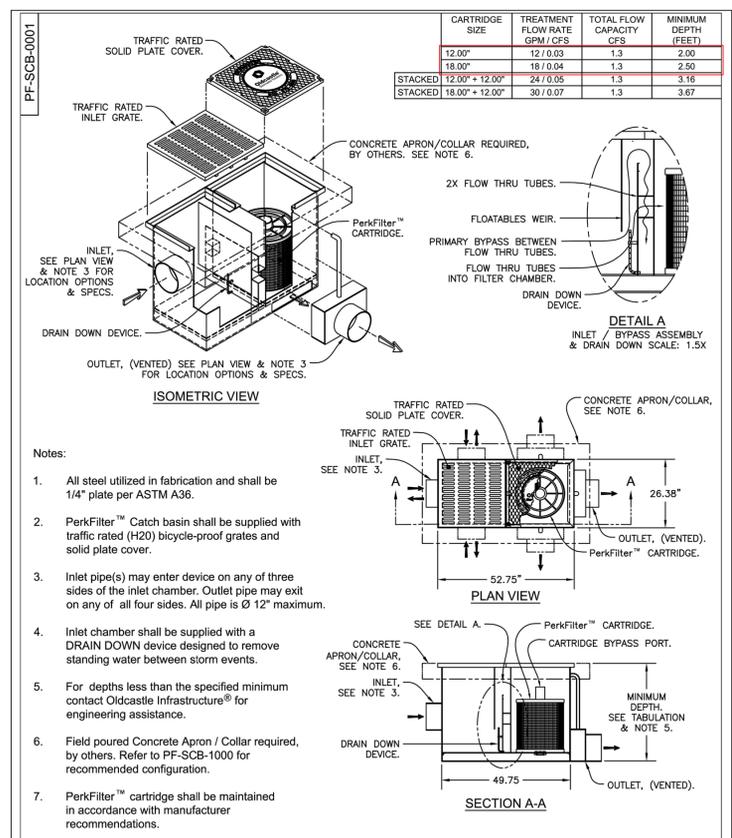
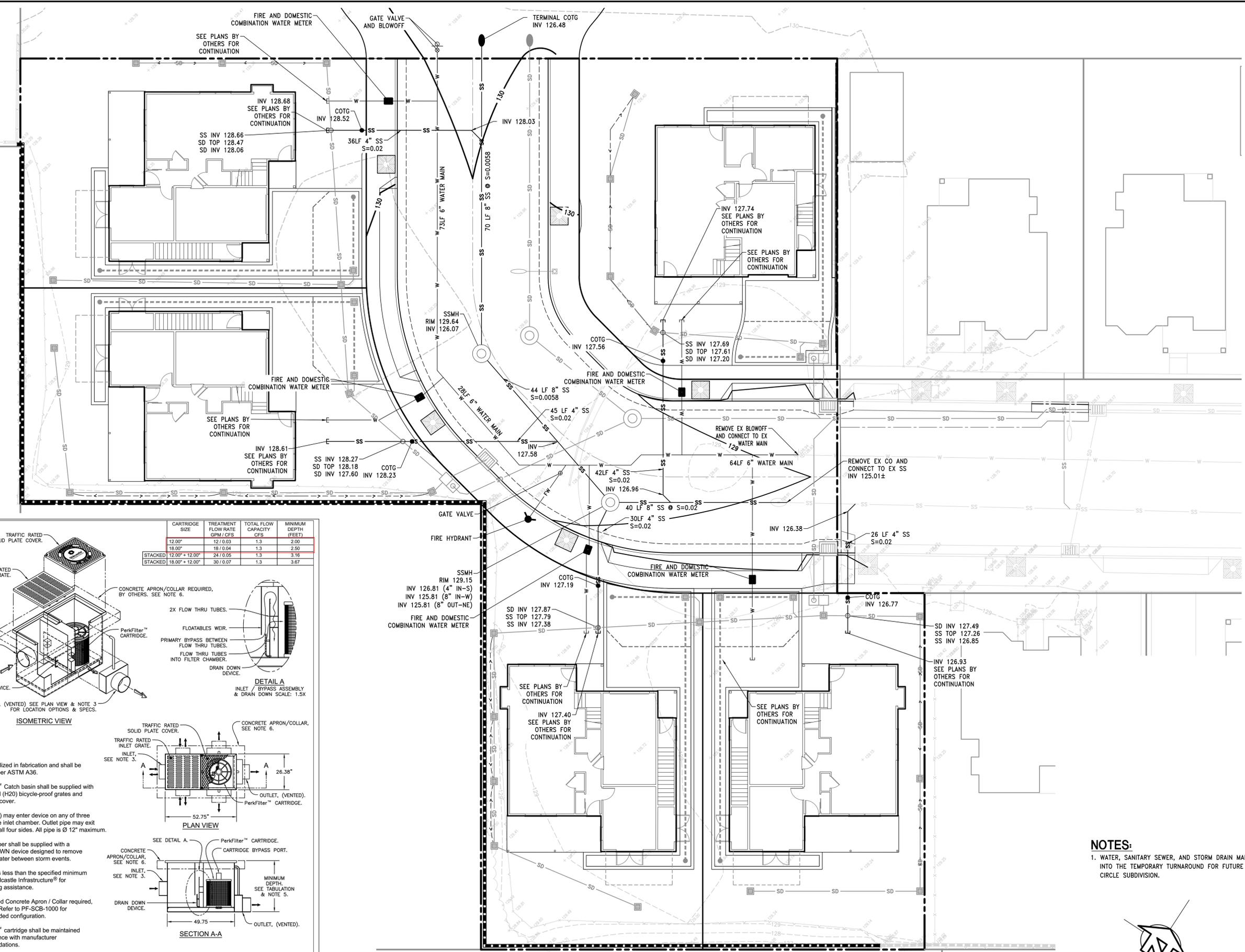
APN 015-391-43 & 49
DESIGN DEVELOPMENT
DATE 8/30/2023
DRAWN MUR
STAFF

SHEET C1.0

JOB NO. 21021

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I:\PROJECTS\2021\21021 WALD\DWG\1 - DD PHASE\DD PHASE\C2.0-UTIL.dwg 17Sep24 09:05:42 AM mngon © IFLAND ENGINEERS, INC.



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DRAWING NO. PF-SCB-0001
DATE: 8/10/21
SHEET 1 OF 1

NOTES:

- WATER, SANITARY SEWER, AND STORM DRAIN MAINS SHALL BE EXTENDED INTO THE TEMPORARY TURNAROUND FOR FUTURE PHASE III OF THE EVAN CIRCLE SUBDIVISION.

NOT FOR CONSTRUCTION

PRELIMINARY UTILITY PLAN

EVAN CIRCLE - PHASE II

EVAN CIRCLE, WATSONVILLE, CALIFORNIA

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APN 015-391-43 & 49

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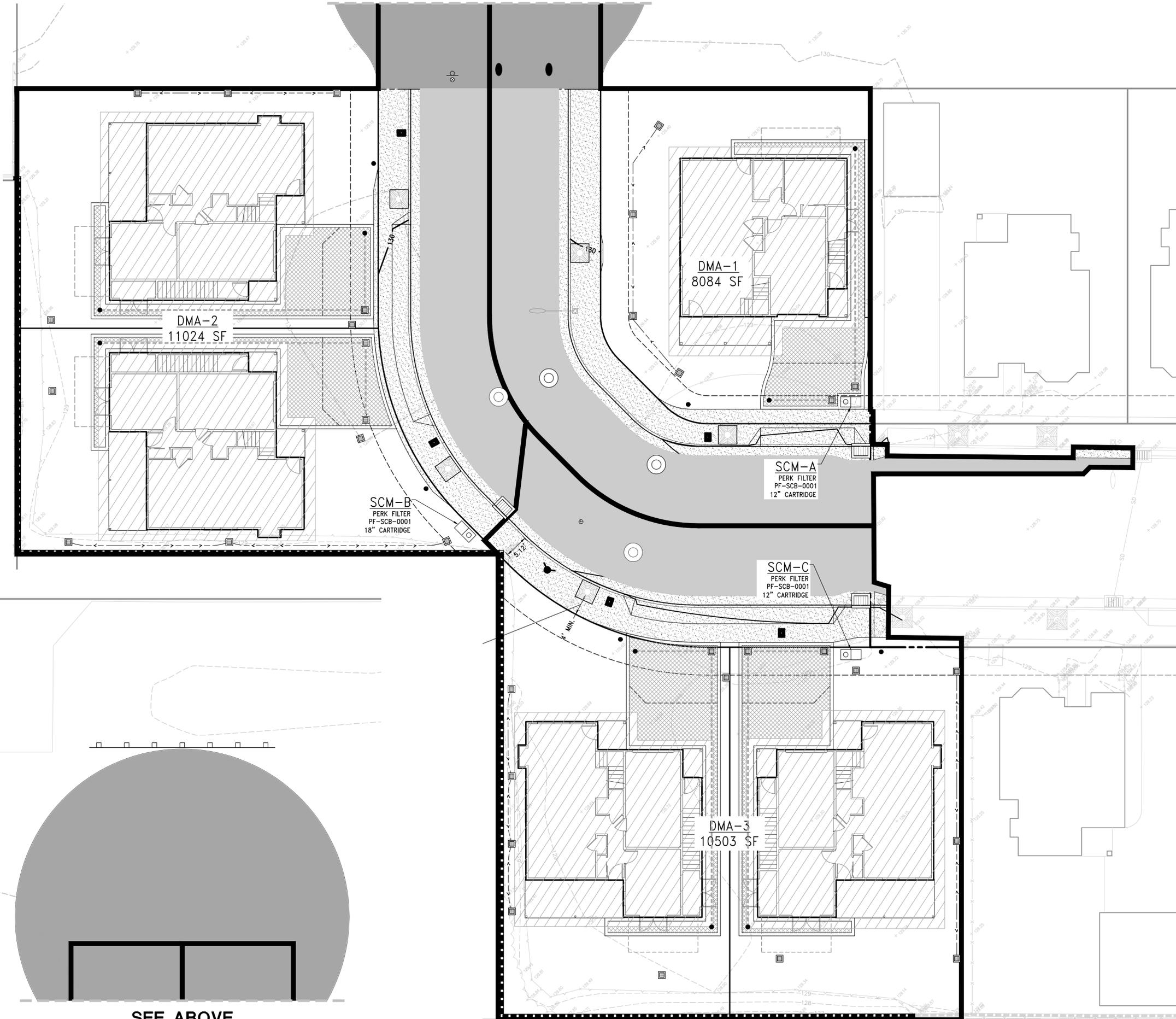
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ATTACHMENT 1: PAGE 16 OF 20

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SEE ABOVE

LEGEND:

- ROOF
- PERMEABLE CONCRETE
- CONCRETE
- ASPHALT
- TEMPORARY AC TURNAROUND

NOTES:

1. THE TEMPORARY TURNAROUND IS LOCATED ON THE CITY OWNED PARCEL THAT IS TO BE DEVELOPED AS PHASE III OF THE EVAN CIRCLE SUBDIVISION. THE TURNAROUND IS REQUIRED FOR FIRE TRUCK ACCESS AND WILL BE REMOVED AS PART OF PHASE III.
2. THE TEMPORARY TURNAROUND IS NOT INCLUDED IN THE DRAINAGE CALCULATIONS. RUNOFF FROM THE TURNAROUND WILL BE DIRECTED TO ADJACENT LANDSCAPING.
3. DMAS 1B AND 2B REPRESENT FUTURE ROAD AREA ACCOUNTED FOR IN THE SIZING CALCULATIONS FOR THE PHASE II STORMWATER MITIGATION FACILITIES.



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PRELIMINARY

STORMWATER CONTROL PLAN

EVAN CIRCLE - PHASE II

EVAN CIRCLE, WATSONVILLE, CALIFORNIA

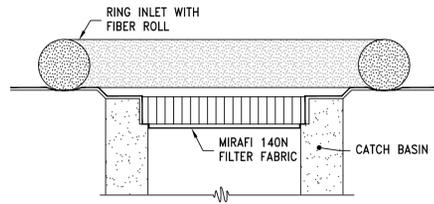
APN 015-391-43 & 49	DRAWN STAFF
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DATE 8/30/2023	

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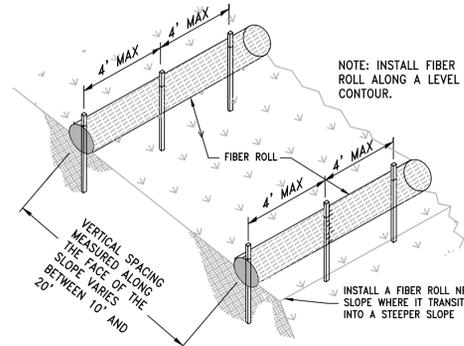
INSPECTION AND MAINTENANCE:

1. FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM - 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.
3. THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE, CONFORM WITH THE EXISTING GRADE AND BE REVEGETATED OR OTHERWISE STABILIZED PER EROSION CONTROL NOTES.

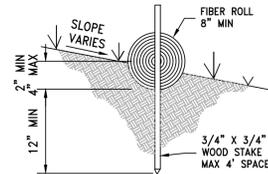
CATCH BASIN PROTECTION

NTS

2



TYPICAL INSTALLATION



ENTRENCHMENT DETAIL

FIBER ROLLS

NTS

SLOPE INSTALLATION TABLE	
SLOPE	MAX FIBER ROLL SPACING (FT)
4:1 (OR FLATTER)	20
4:1 TO 2:1	15
GREATER THAN 2:1	10

CONSTRUCTION SPECIFICATIONS

1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE FIBER ROLLS IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE FIBER ROLL. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE FIBER ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT FIBER ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
3. START BUILDING TRENCHES AND INSTALL FIBER ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP.
4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
5. LAY THE FIBER ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR THE WOODEN STAKES.
6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.
7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH FIBER ROLL. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSION OR VERY STEEP SLOPES.

INSTALLATION AND MAINTENANCE

8. INSPECT THE FIBER ROLL AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE FIBER ROLLS ARE IN CONTACT WITH THE SOIL.
9. REPAIR ANY RILLS OR GULLIES PROMPTLY.
10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

SITE HOUSEKEEPING NOTES

CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

VEHICLE STORAGE AND MAINTENANCE

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

EROSION CONTROL NOTES

1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL DIRECTION, DETAILS, AND REQUIREMENTS ARE INCLUDED IN THE SWPPP. CONTRACTOR SHALL WORK WITH THE PROJECT'S QUALIFIED SWPPP PRACTITIONER (OSP) THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE OSP HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION AS SPECIFIED IN THE SWPPP DOCUMENT.
2. THE OSP SHALL ENSURE ALL MONITORING AND INSPECTIONS ARE PERFORMED AS REQUIRED BY THE SWPPP AND ALL RECORDS ARE RETAINED ONSITE THROUGHOUT CONSTRUCTION.
3. NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 1ST AND APRIL 30TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
5. PRIOR TO ANY FORECAST RAIN AND ANYTIME BETWEEN OCTOBER 1ST AND APRIL 30TH, AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
6. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
7. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING WITH ANNUAL WINTER BARLEY.
8. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
9. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
10. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE PROTECTION REQUIRED BY SECTION 16.19.140 SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 1ST AND APRIL 30TH. SUCH PROTECTION SHALL BE MAINTAINED FOR AT LEAST ONE WINTER UNTIL PERMANENT PROTECTION IS ESTABLISHED.
11. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
12. IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
13. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED PER THE SPILL RESPONSE REQUIREMENTS SPECIFIED IN THE SWPPP DOCUMENT AND THE CONTRACTORS O&M STANDARDS.

NOT FOR CONSTRUCTION

DATE	BY	REVISION
8/17/24		DELTA 2 - REVISED PER CITY COMMENTS
8/28/24		DELTA 1 - REVISED PER CITY COMMENTS

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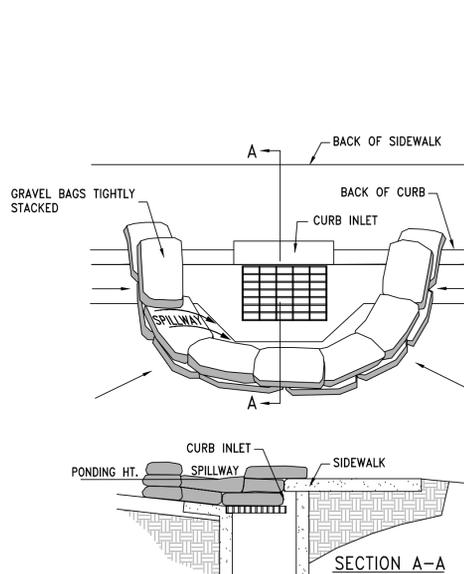
EROSION CONTROL NOTES AND DETAILS
EVAN CIRCLE - PHASE II
EVAN CIRCLE, WATSONVILLE, CALIFORNIA

PRELIMINARY

APN 015-391-43 & 49	DESIGN DEVELOPMENT	DESIGN MUR	DRAWN STAFF
DATE 8/30/2023			

SHEET **C4.0**

JOB NO. 21021



CURB INLET PROTECTION

NTS

CONSTRUCTION SPECIFICATIONS:

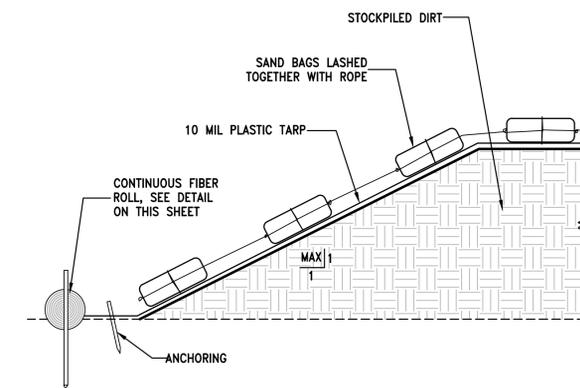
1. PLACE THE BARRIERS ON GENTLY SLOPING STREETS WHERE WATER CAN POND.
2. THE BARRIERS MUST ALLOW FOR OVERFLOW FROM A SEVERE STORM EVENT. SLOPE RUNOFF SHALL BE ALLOWED TO FLOW OVER BLOCKS AND GRAVEL AND NOT BE BYPASSED OVER THE CURB. A SPILLWAY SHALL BE CONSTRUCTED WITH THE SANDBAG STRUCTURES TO ALLOW OVERFLOW.
3. THE SANDBAG SHOULD BE OF WOVEN-TYPE GEOTEXTILE FABRIC.
4. THE SANDBAGS SHALL BE FILLED WITH 3/4 INCH (19 MM) DRAIN ROCK OR 1/4 INCH (6 MM) PEA GRAVEL.
5. THE SANDBAGS SHALL BE PLACED IN A CURVED ROW FROM THE TOP OF CURB AT LEAST 3 FEET (0.9 M) INTO THE STREET. THE ROW SHOULD BE CURVED AT THE ENDS, POINTING UPHILL.
6. SEVERAL LAYERS OF BAGS SHOULD BE OVERLAPPED AND PACKED TIGHTLY.
7. LEAVE A ONE-SANDBAG GAP IN THE TOP ROW TO ACT AS A SPILLWAY.

FOR BLOCK AND GRAVEL TYPE BARRIERS:

8. PLACE TWO CONCRETE BLOCKS ON THEIR SIDES PERPENDICULAR TO THE CURB AT EITHER END OF THE INLET OPENING. THESE WILL SERVE AS SPACER BLOCKS.
9. PLACE CONCRETE BLOCKS ON THEIR SIDES ACROSS THE FRONT OF THE INLET AND ABUTTING THE SPACER BLOCKS. THE OPENINGS IN THE BLOCKS SHOULD FACE OUTWARD, NOT UPWARD.
10. CUT A 2 BY 4 INCH (51 BY 102 MM) STUD THE LENGTH OF THE CURB INLET PLUS THE WIDTH OF THE TWO SPACER BLOCKS. PLACE THE STUD THROUGH THE OUTER HOLE OF EACH SPACER BLOCK TO HELP KEEP THE FRONT BLOCKS IN PLACE.
11. PLACE WIRE MESH OVER THE OUTSIDE VERTICAL FACE (OPEN ENDS) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE BLOCKS.
12. USE CHICKEN WIRE, HARDWARE CLOTH WITH 1/2 INCH (13 MM) OPENINGS, OR FILTER FABRIC. REFER TO APPENDIX - GEOTEXTILES/GEOSYNTHETICS.
13. PLACE 3/4 - 1 1/2 INCH (19-34 MM) GRAVEL AGAINST THE WIRE TO THE TOP OF THE BARRIER.

INSPECTION AND MAINTENANCE:

14. INSPECT AND CLEAN BARRIER DURING AND AFTER EACH SIGNIFICANT STORM AND REMOVE SEDIMENT FROM BEHIND SANDBAG STRUCTURE AFTER EVERY STORM.
15. ANY SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM THE TRAVELED WAY OF ROADS.
16. THE REMOVED SEDIMENT SHALL BE PLACED WHERE IT CANNOT ENTER A STORM DRAIN, STREAM, OR BE TRANSPORTED OFF SITE.
17. IF THE GRAVEL BECOMES CLOGGED WITH SEDIMENT, IT MUST BE CAREFULLY REMOVED FROM THE INLET AND EITHER CLEARED OR REPLACED.



NOTE:
STOCKPILE SIZE AND LOCATIONS TO BE DETERMINED BY CONTRACTOR WITH ENGINEERS APPROVAL.

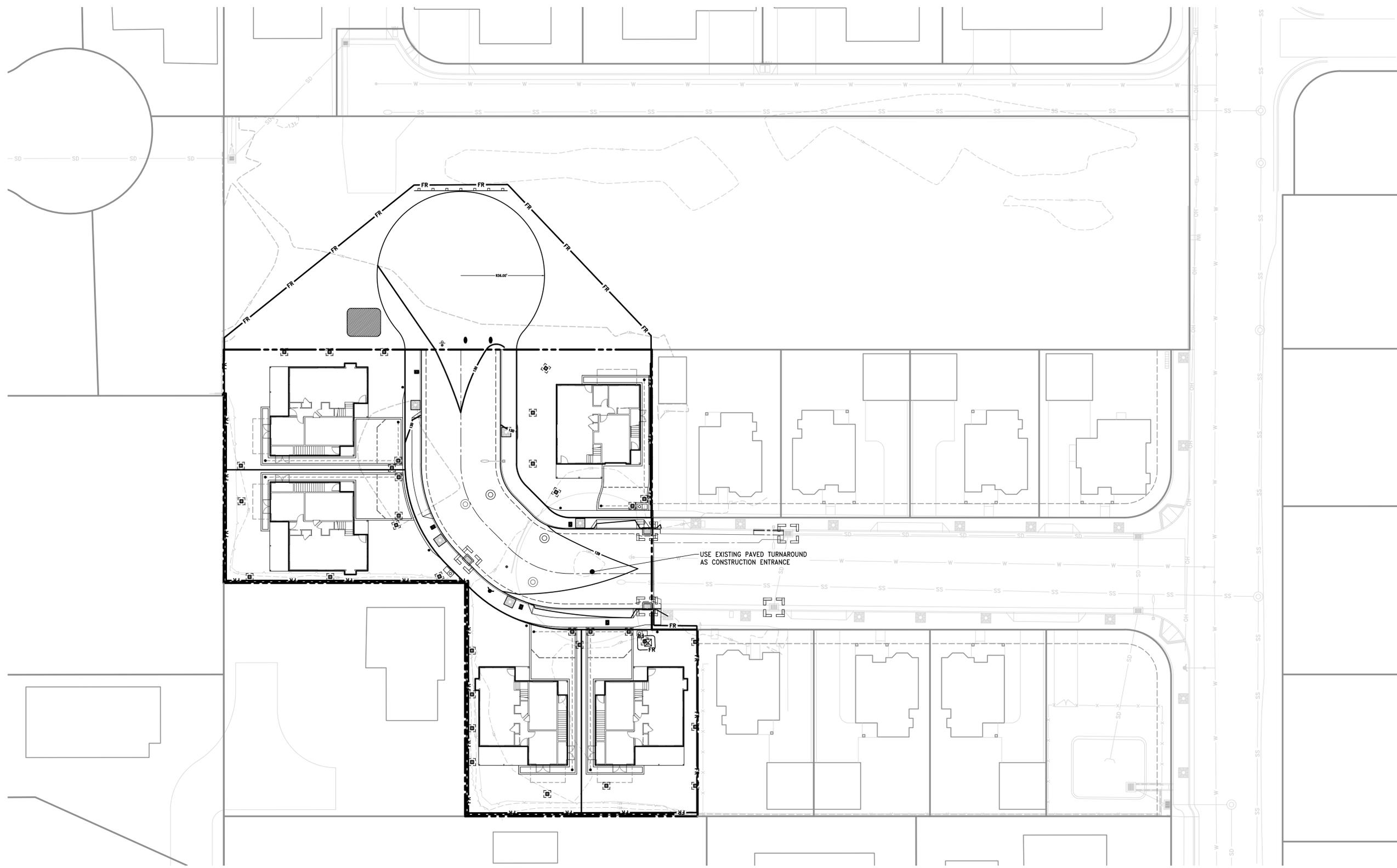
DIRT STOCKPILE

NTS.

4

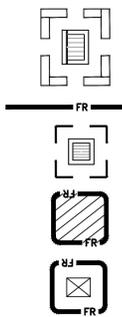
3

I:\PROJECTS\2023\21021 WALLD\DWGS\1 - DD PHASE\C4.1-EROS.dwg 17Sep24 09:06:07 AM mregon © IFLAND ENGINEERS, INC.



NOTES:

- SEE EROSION CONTROL NOTES AND DETAILS SHEET AS PART OF THIS PLAN SET.
- CONTRACTOR TO DETERMINE LOCATION OF CONCRETE WASHOUT.



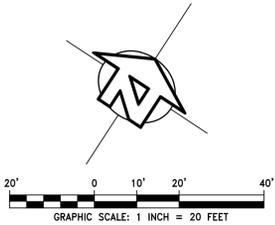
CURB INLET PROTECTION PER NOTE 1.

FIBER ROLLS PER NOTE 1.

CATCH BASIN PROTECTION PER NOTE 1.

DIRT STOCKPILE PER NOTE 1

PORTABLE TOILET WITH FIBER ROLLS 2' MIN. AROUND ALL SIDES



NOT FOR CONSTRUCTION

PRELIMINARY
EROSION CONTROL PLAN
EVAN CIRCLE - PHASE II
 EVAN CIRCLE, WATSONVILLE, CALIFORNIA

APN 015-391-43 & 49	DESIGN DEVELOPMENT	DESIGN	MJR	DRAWN	STAFF
DATE	8/30/2023				

SHEET
C4.1
 JOB NO. 21021

IFLAND ENGINEERS
 CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN

1608 SEABRIGHT AVE SUITE A2
 SANTA CRUZ, CA 95062
 TEL (831) 426-6318
 FAX (831) 426-1763
 www.iflandengineers.com

DATE	BY	REVISION
8/17/24 <td></td> <td>REVISED PER CITY COMMENTS</td>		REVISED PER CITY COMMENTS
8/18/24 <td></td> <td>REVISED PER CITY COMMENTS</td>		REVISED PER CITY COMMENTS



THIS SHEET TO BE PRINTED AT 24" X 36"

**EVAN CIRCLE
PHASE TWO**
EVAN CIRCLE
WATSONVILLE, CA
APN#015-391-43,49



SCALE: 1" = 10'-0"

PLAN REVISIONS	
6/24/2024	PLANNING COMMENTS
9/17/2024	PLANNING COMMENTS

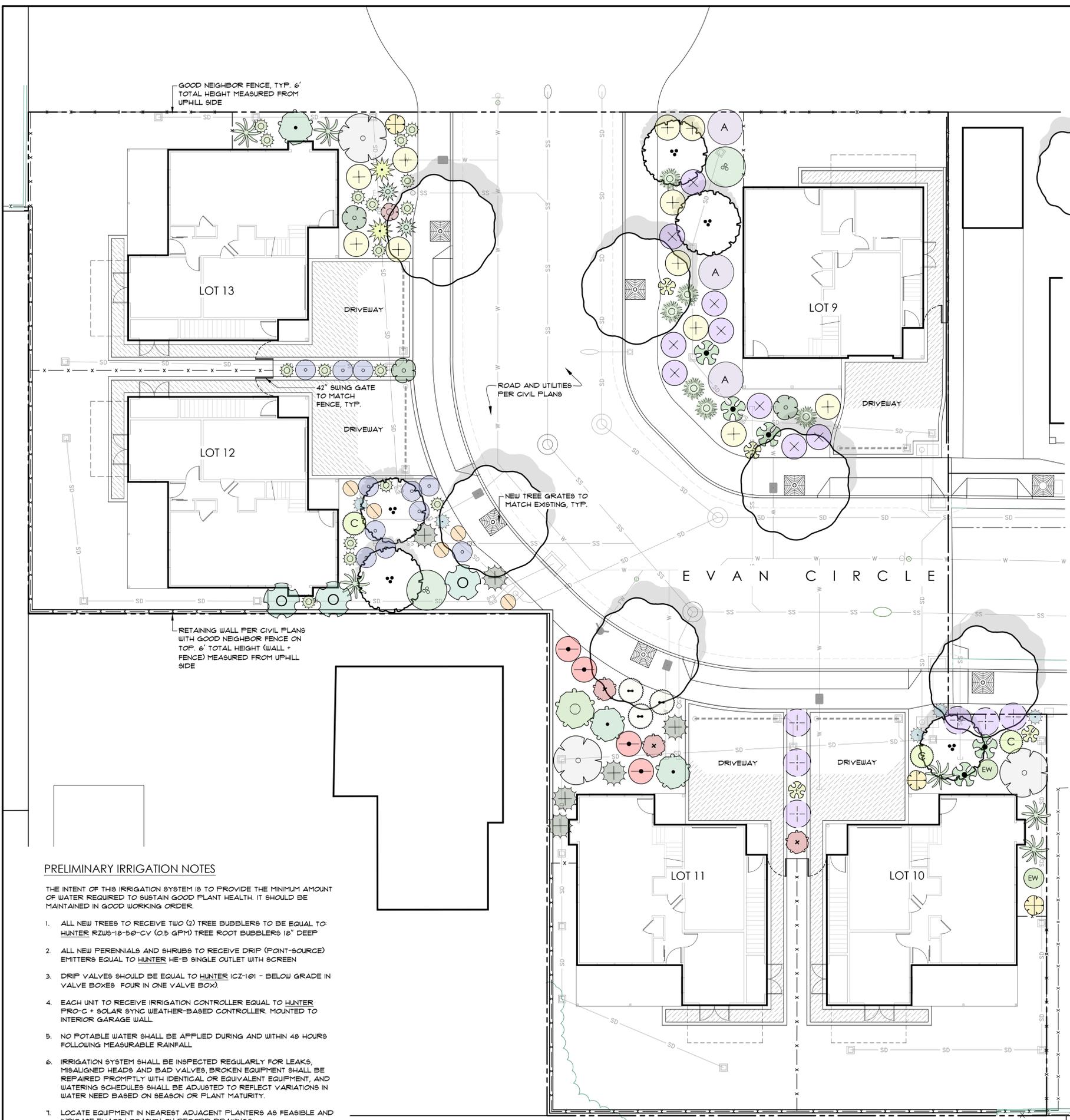
DATE: 12/22/2022
JOB: 2223

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.0



PLANT LEGEND

TREES		SIZE	QTY	MATURE HT/WIDTH	WUCOLS
Laurus nobilis / Sweet Bay (Multi-Trunk)	15 GAL	10	12' x 12'	L	
Pistacia chinensis 'Keith Davey' / Fruitless Chinese Pistache	15 GAL	X	40' x 40'	L	

SHRUBS AND PERENNIALS		SIZE	QTY	MATURE HT/WIDTH	WUCOLS
Acacia cognata 'Cousin Itt' / Little River Wattle	1 GAL	7	2' x 4'	L	
Abutilon 'Golden Ballerina' / Yellow Flowering Maple	5 GAL	3	6' x 4'	M	
Abutilon 'Albus' / White Flowering Maple	5 GAL	3	8' x 8'	M	
Agave attenuata / Fox Tail Agave	1 GAL	6	4' x 6'	L	
Agave attenuata 'Kara's Stripe' / variegated Fox Tail Agave	1 GAL	4	4' x 4'	L	
Alyogyne huegelii 'Santa Cruz' / Blue Hibiscus	5 GAL	3	7' x 8'	L	
Cistus salviifolius 'Prostratus' / Sageleaf Rock Rose	1 GAL	3	1' x 6'	L	
Coleonema pulchellum 'Sunset Gold' / Breath of Heaven	1 GAL	3	3' x 5'	L	
Euphorbia characias ssp. wulfenii / Euphorbia	1 GAL	2	3' x 4'	L	
Fatsia japonica / Japanese Aralia	1 GAL	6	6' x 6'	M	
Lantana camara 'Radiation' / Radiation Bush Lantana	1 GAL	6	5' x 5'	L	
Lantana x 'Sunburst' / Sunburst™ Spreading Lantana	1 GAL	11	2' x 6'	L	
Lantana sellowiana / Trailing Lantana	1 GAL	10	1' x 5'	L	
Leucadendron 'Red Gem' / Red Gem Conebush	1 GAL	1	3' x 3'	L	
Leucadendron 'Safari Goldstrike' / Safari Goldstrike Yellow Conebush	1 GAL	3	5' x 5'	L	
Olea europaea 'Montra' / Little Ollie Dwarf Olive	5 GAL	3	6' x 6'	L	
Pittosporum tenuifolium 'Silver Magic' / Kohuhu	5 GAL	2	10' x 8'	L	
Rosmarinus officinalis 'Huntington Carpet' / Rosemary	1 GAL	11	1.5' x 4'	L	
Salvia 'Dara's Choice' / Dara's Choice Sage	1 GAL	6	18" x 6'	L	
Senecio ficoides 'SkyScraper' (Mount Everest) / Mount Everest Blue Chalk Sticks	1 GAL	5	4' x 2'	L	
Yucca gloriosa 'Walbristar' / Bright Star Yucca	1 GAL	2	1.5' x 5'	L	
Yucca gloriosa 'Variegata' / Variegated Yucca	1 GAL	2	1.5' x 5'	L	

GRASSES		SIZE	QTY	MATURE HT/WIDTH	WUCOLS
Anemathle lessoniana (Stipa arundinacea 'Siocco') / New Zealand Wind Grass	1 GAL	4	3' x 3'	L	
Cordylina 'Red Sensation' / Sensation Cordylina	5 GAL	3	4' x 4'	L	
Cordylina australis 'Albertii' / Grass Palm	5 GAL	1	15' x 8'	L	
Cordylina australis 'Torbay Dazzler' / Grass Palm	5 GAL	3	15' x 8'	L	
Lomandra hystrix 'Tropic Belle' / Tropic Belle Mat Rush	1 GAL	11	3' x 3'	L	
Thamnochortus insignis / Thatching Reed	1 GAL	6	5' x 1'	L	

WUCOLS WATER USE CLASSIFICATION			
H	- HIGH WATER USE	L	- LOW WATER USE
M	- MODERATE WATER USE	VL	- VERY LOW WATER USE

PLANTING NOTES

- TOTAL LANDSCAPED AREA = 4,606 SF
- IN PLANTING AREAS, SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH 6CY OF ORGANIC MATERIAL PER 1,000 SQUARE FEET TO PROMOTE INFILTRATION AND WATER RETENTION.
- ALL OTHER PLANTING ON SITE TO RECEIVE A 3" THICK LAYER OF BARK MULCH EQUAL TO REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0-4". NO GORILLA HAIR SHALL BE USED.
- THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

LANDSCAPING BY LOT

LOT 9 TOTAL LOT SIZE: 4,023 SF SIZE LANDSCAPED: 1,301 SF = 32%
LOT 10 TOTAL LOT SIZE: 4,000 SF SIZE LANDSCAPED: 800 SF = 20%
LOT 11 TOTAL LOT SIZE: 4,200 SF SIZE LANDSCAPED: 856 SF = 20%
LOT 12 TOTAL LOT SIZE: 4,198 SF SIZE LANDSCAPED: 840 SF = 20%
LOT 13 TOTAL LOT SIZE: 4,011 SF SIZE LANDSCAPED: 803 SF = 20%

**WATER EFFICIENT
LANDSCAPE ORDINANCE
COMPLIANCE**
UPON BUILDING DEPARTMENT
SUBMITTAL, THE PLANTING AND
IRRIGATION PLANS SHALL COMPLY
WITH ANY OF THE CITY OF
WATSONVILLE WATER EFFICIENT
LANDSCAPE ORDINANCES.

PRELIMINARY IRRIGATION NOTES

THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT SHOULD BE MAINTAINED IN GOOD WORKING ORDER.

- ALL NEW TREES TO RECEIVE TWO (2) TREE BUZZERS TO BE EQUAL TO HUNTER RZWS-10-50-CV (0.5 GPM) TREE ROOT BUZZERS 18" DEEP
- ALL NEW PERENNIALS AND SHRUBS TO RECEIVE DRIP (POINT-SOURCE) EMITTERS EQUAL TO HUNTER HE-B SINGLE OUTLET WITH SCREEN
- DRIP VALVES SHOULD BE EQUAL TO HUNTER ICZ-101 - BELOW GRADE IN VALVE BOXES (FOUR IN ONE VALVE BOX)
- EACH UNIT TO RECEIVE IRRIGATION CONTROLLER EQUAL TO HUNTER PRO-C + SOLAR SYNC WEATHER-BASED CONTROLLER, MOUNTED TO INTERIOR GARAGE WALL
- NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL
- IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES, BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.
- LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.

RESOLUTION NO. _____ (CM)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A DENSITY BONUS (PP2024-6731) FOR A FIVE-LOT SUBDIVISION LOCATED AT EVAN CIRCLE (APN: 015-391-43 & 49) AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL EXEMPTION)

WHEREAS, an application for an Administrative Use Permit, Density Bonus, Major Subdivision, and Tentative Map (PP2024-6731) for construction of a five-unit subdivision with five new two-story single-family residences with five attached accessory dwelling units (ADUs) on two vacant parcels totaling 28,053 square feet located at Evan Circle, Watsonville, California, was filed by Bill Kempf, architect and applicant on behalf of Doug Wallace, property owner; and

WHEREAS, the 28,053-square-foot site has frontage on Airport Road is currently vacant; and

WHEREAS, the subject property is designated R-MD (Residential-Medium Density) on the General Plan Land Use Map and is within the RM-2 (Multiple Residential-Medium Density) Zoning District, and

WHEREAS, the five proposed single-family residences on the 28,053-square-foot site have a residential density of 7.76 dwelling units per acre (du/acre), which is below the maximum allowable R-MD density of 13.99 du/acre (per Government Code Section 66314(c), ADUs are not counted towards the density and are considered consistent with the existing general plan and zoning designation for the lot); and

WHEREAS, on October 1, 2024, the Planning Commission considered all written and verbal evidence regarding this application and adopted Resolution 10-24 (PC) approving an Administrative Use Permit and recommending to the City Council approval

of a Density Bonus, Major Subdivision, and Tentative Map (PP2024-6731) for the construction of a 5-unit subdivision located at Evan Circle (APN: 015-391-43 & 49); and

WHEREAS, pursuant to WMC Section 14-47.140(a), upon review and recommendation by the Planning Commission, the City Council shall adopt a resolution for a Density Bonus pursuant to Chapter 14-47; and

WHEREAS, before approving an application for a Density Bonus, the City Council shall make all of the findings located in WMC Section 14-47.140(b); and

WHEREAS, notice of time and place of the hearing to consider approval of the Density Bonus (PP2024-6731) for a five-lot subdivision on two vacant parcels totaling 28,053 square feet located at Evan Circle was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville; and

WHEREAS, the City Council has considered all written and verbal evidence regarding this application; and

WHEREAS, the City Council finds that the subdivision will be consistent with Watsonville standards.

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. The City Council finds the project categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Title 14 Section 15332 (In-Fill Exemption). The project meets the conditions of Section 15332, including: the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the project occurs within city limits on a project site of no

more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Additionally, none of the exceptions in section 15300.2 apply: the project is not located on an environmental resource of hazardous or critical concern; there would not be a cumulative impact from successive projects of the same type in the same place; there is no evidence that there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances; the project is not located near a scenic highway or on a hazardous waste site or on a historical resource.

2. The City Council approves a Density Bonus for a new five-lot subdivision on two vacant parcels totaling 28,053 square feet located at Evan Circle based upon the Findings attached and marked as Exhibit "A".

DENSITY BONUS FINDINGS (WMC §14-47.140(b))

- 1. The application is eligible for a Density Bonus and any concessions, or incentives requested if conforms to all standards included in this Chapter and includes a financing mechanism for all implementation and monitoring costs;**

Supportive Evidence

The Density Bonus application has been reviewed and is eligible for a Density Bonus and the two requested concessions and three requested waivers, conforms to all standards in Chapter 14-47, and includes a financing mechanism for all implementation and monitoring costs.

- 2. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions based upon appropriate financial analysis and documentation as described in Section 14-47.130 of this Chapter;**

Supportive Evidence

The requested concessions and waivers will result in identifiable, financially sufficient, and actual cost reductions based on appropriate financial analysis and documentation.

- 3. If the Density Bonus is based all or in part on donation of land, the approval body has made the findings included in Section 14-47.070(c) of this Chapter;**

Staff Analysis: The Density Bonus is not based all or in part on donation of land, so this finding is not applicable.

- 4. If the Density Bonus, incentive, or concession is based all or in part on the inclusion of a Day Care Center, the approval body has made the findings required by Section 14-47.080(b) of this Chapter;**

Staff Analysis: The Density Bonus is not based all or in part on the inclusion of a Day Care Center, so this finding is not applicable.

5. **A Density Bonus Housing Agreement in recordable form has been signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of this Chapter and the Density Bonus Program Guidelines.**

Staff Analysis: Per the City's standard procedures related to deed-restricted affordable units, a condition of approval (Condition #16) has been included Exhibit D stating that a Density Bonus/Affordable Housing Agreement in recordable form shall be approved by City Council and signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of Chapter 14-47 and the Density Bonus Program Guidelines prior to issuance of a building permit.

RESOLUTION NO. _____ (CM)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A MAJOR SUBDIVISION AND TENTATIVE MAP FOR EVAN CIRCLE – PHASE II FOR A FIVE-LOT SUBDIVISION LOCATED AT EVAN CIRCLE (APN: 015-391-43 & 49) AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL EXEMPTION)

WHEREAS, an application for an Administrative Use Permit, Density Bonus, Major Subdivision, and Tentative Map (PP2024-6731) for construction of a five-unit subdivision with five new two-story single-family residences with five attached accessory dwelling units (ADUs) on two vacant parcels totaling 28,053 square feet located at Evan Circle, Watsonville, California, was filed by Bill Kempf, architect and applicant on behalf of Doug Wallace, property owner; and

WHEREAS, the 28,053-square-foot site has frontage on Airport Road is currently vacant; and

WHEREAS, the subject property is designated R-MD (Residential-Medium Density) on the General Plan Land Use Map and is within the RM-2 (Multiple Residential-Medium Density) Zoning District, and

WHEREAS, the five proposed single-family residences on the 28,053-square-foot site have a residential density of 7.76 dwelling units per acre (du/acre), which is below the maximum allowable R-MD density of 13.99 du/acre (per Government Code Section 66314(c), ADUs are not counted towards the density and are considered consistent with the existing general plan and zoning designation for the lot); and

WHEREAS, on October 1, 2024, the Planning Commission considered all written and verbal evidence regarding this application and adopted Resolution 10-24 (PC)

approving an Administrative Use Permit and recommending to the City Council approval of a Density Bonus, Major Subdivision, and Tentative Map (PP2024-6731) for the construction of a 5-unit subdivision located at Evan Circle (APN: 015-391-43 & 49); and

WHEREAS, WMC Chapter 4 requires City Council approval of a tentative and final map for any subdivision project creating five or more lots after Planning Commission recommendation, and

WHEREAS, pursuant to [WMC Section 13-4.09\(c\)\(1\)](#), the City Council shall approve, conditionally approve, or deny the tentative map within the thirty (30) day period following the filing of the Planning Commission’s report on the tentative map; and

WHEREAS, before approving a tentative map, the City Council shall make all of the findings in [WMC Section 13-4.09\(d\)](#); and

WHEREAS, notice of time and place of the hearing to consider approval of the Major Subdivision and Tentative Map (PP2024-6731) for construction of a new five-unit subdivision on two vacant parcels totaling 28,053 square feet located at Evan Circle was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville; and

WHEREAS, the City Council has considered all written and verbal evidence regarding this application; and

WHEREAS, the City Council finds that the subdivision will be consistent with Watsonville standards.

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. The City Council finds the project categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Title 14 Section 15332 (In-Fill Exemption). The project meets the conditions of Section 15332, including: the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Additionally, none of the exceptions in section 15300.2 apply: the project is not located on an environmental resource of hazardous or critical concern; there would not be a cumulative impact from successive projects of the same type in the same place; there is no evidence that there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances; the project is not located near a scenic highway or on a hazardous waste site or on a historical resource.

2. The City Council approves a Major Subdivision and Tentative Map for Evan Circle – Phase II for the construction of a new five-unit subdivision on two vacant parcels totaling 28,053 square feet located at Evan Circle, attached hereto as Exhibit “C”, based upon the Findings attached and marked as Exhibit “A”, and subject to the Conditions of Approval attached and marked as Exhibit “B”.

TENTATIVE MAP APPROVAL FINDINGS (WMC §13-04.09(d))

- 1. The proposed map is consistent with the general plan or any applicable specific plan, the zoning code, this chapter, the Subdivision Map Act, and other applicable provisions of this code.**

Supportive Evidence

The proposed use is consistent with the following General Plan goals, policies, and implementation measures: Goal 4.2, Goal 4.7, Policy 4.G, Policy 4.A.2, and Implementation Measure 4.G.2. With the concessions and waivers granted under State Density Bonus Law, the proposed use is also consistent with the general purpose and intent of the applicable district regulations.

- 2. The design or improvement of the proposed subdivision is consistent with the general plan and any applicable specific plan.**

Supportive Evidence

The proposed single-family residential subdivision is compatible with the existing single-family residential uses in the neighborhood and preserves the character and integrity of the area. Right-of-way improvements associated with the project will mitigate any potential adverse impacts, provide improved automobile and pedestrian infrastructure, and connect the existing and proposed single-family neighborhoods on Evan Circle and Evan Court.

- 3. The site is physically suitable for the proposed type of development.**

Supportive Evidence

The site is relatively flat, surrounded by single-family residential development, is served by City utilities, and the site would connect two existing single-family residential subdivisions. As such, the project is physically suitable for the proposed type of development.

- 4. The site is physically suitable for the proposed density of development.**

Supportive Evidence

The site is relatively flat, surrounded by single-family residential development, is served by City utilities, is zoned RM-2, and the proposed project density is close

to the target density for medium-density residential development. As such, the project is physically suitable for the proposed density of development.

- 5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

Supportive Evidence

There are no sensitive environmental areas on or near the proposed project site, so the design of the proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- 6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.**

Supportive Evidence

The proposed subdivision, with the concessions and waivers granted under State Density Bonus Law, complies with the development standards of the RM-2 zoning district, is surrounded by existing single-family residential neighborhoods, and qualifies for a categorical exemption from CEQA review as in-fill development. It is therefore not likely to cause serious public health problems.

- 7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

Supportive Evidence

The proposed subdivision does not conflict with any existing easements for access through or use of property within the proposed subdivision.

- 8. The waste discharge from the proposed subdivision into a community sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board.**

Supportive Evidence

The sewer system in the public right of way in Airport Road has adequate capacity to accommodate the additional load from the proposed subdivision and there are no existing RWQCB violations in the area. Therefore, the waste discharge from the proposed subdivision into the community sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board.

- 9. If the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation**

easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the tentative map.

Supportive Evidence

The land is not subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act.

- 10. If the tentative map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the tentative map.**

Supportive Evidence

The tentative map is not subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act.

**TENTATIVE MAP
CONDITIONS OF APPROVAL**

These conditions of approval apply to the map titled "Tentative Map for Evan Circle - Phase II," a subdivision of two parcels totaling 28,023 square feet and zoned RM-2 to create a five-lot residential subdivision at Evan Circle (APN: 015-391-43 & 49), date of revision September 17, 2024. For the purpose of these conditions, the term "applicant" shall also mean the developer, subdivider, owner or any successor(s) in interest to the terms of this approval.

Standard Conditions:

1. Per Section 66452.6(a) of the State Subdivision Map Act, the Tentative Map is conditionally approved for twenty-four months. The map shall be null and void if not recorded within twenty-four months from the effective date of the approval thereof. Time extensions may be granted provided the applicant requests same at least thirty days in advance of the expiration of the approval by the City Council. This approval applies to the map titled " Tentative Map for Evan Circle - Phase II," date of revisions September 17, 2024. (CDD-P)
2. The Final Map shall be in substantial conformance with the approved Tentative Map unless modified by subsequent conditions of approval. After approval is granted, modifications to the Tentative Map or to conditions imposed may be considered in accordance with Chapter 13 (Subdivision Ordinance). (CDD-E and PW)
3. Approval is subject to the findings and supportive evidence in accordance with WMC §14-16.400 and WMC §13-04.09 of the Subdivision Ordinance with said Findings set forth in Exhibit "B" and made a part of this Tentative Map. (CDD-E)
4. The project shall be in compliance with all standards and/or conditions of all local, State, and Federal codes and ordinances, appropriate development standards, and current City policies as modified by the Administrative Use Permit. Any substantial deviation will be grounds for review by the City and may possibly result in revocation of the Tentative Map approval. (CDD-E, B)

Following revisions of the Improvement Plans shall be submitted before reviewing final map:

5. **Public Improvement Standards.** All public and private improvements shall comply with the most current version of the City of Watsonville Public Improvement Standards. Plans and design documents shall be signed and

- stamped by a California Licensed Architect or Engineer. Standards that are different than those of the City must be approved by the City. (CDD-E)
6. **Improvements Plan.** Improvement plans shall substantially conform to the tentative map. Provide all existing and proposed improvements and striping within the road right of way. Plans shall be designed in accordance with the City's Public Improvement Standards. Provide typical street sections. (CDD-E, CDD-P)
 7. **Improvement Plan – Civil Plans.** Improvement plan submittal shall include civil plans prepared by a civil engineer licensed to practice in the state of California. Civil plans shall include grading, drainage, erosion control plans. (CDD-E)
 8. **Homeowners Association (HOA) & the creation of Conditions, Covenants, and Restrictions (CC&Rs).** Applicant shall provide maintenance of facilities within common areas or the public right of way through the formation of a Homeowners Association (HOA) & the creation of Conditions, Covenants, and Restrictions (CC&Rs). A declaration of CC&Rs shall be recorded on the entire property concurrently with the Final Map. Said CC&Rs shall include provision for a homeowners association with the responsibility to maintain items that are specified therein. Only one homeowners association will be allowed for the entire development. (CDD-E, CDD-P)
 9. **Covenants, Conditions, and Restrictions (CC&Rs).** The applicant shall prepare CC&Rs for review and approval by the Community Development Department. Such CC&Rs shall include all elements deemed necessary by the City Attorney. CC&Rs provision shall include the following specific restrictions:
 - a. No additions to or remodeling of a structure which extends beyond the original footprint.
 - b. Satisfactory provisions to create obligations and a method to amortize and pay for (together with lien rights) the maintenance and repair of exterior fences and walls, driveways and sidewalks, including street trees, and common areas.
 10. **Public Rights-of-Way & Utility Easements.** Rights-of-way and public utility easements shall be offered for dedication to the City by certificate on the final map. Easements shall be for access, construction, maintenance and utilities. Applicant shall designate the portion of the flat path of travel behind the driveway ramp that is on private property as a public access easement. (CDD-E, CDD-P)
 11. **Site Supervision.** Require posting of signs on the property that informs residents of the name and phone number of the person designated by the applicant to address noise complaints arising from project construction. This "disturbance coordinator" shall be required to investigate citizen complaints within 24 hours of receiving the complaint and contact the concerned party to explain how the problem has been addressed within 48 hours of the complaint. (CDD-E)
 12. **Easements Required.** Applicant shall provide easements for all drainage that crosses property lines. (CDD-E)
 13. **Improvement Agreement.** Applicant shall enter into an improvement agreement with the City to install public and offsite improvements, furnish securities, insurances and pay the cost of all engineering review and inspection. Said

agreement shall be in a form acceptable to the City Attorney. Subdivider shall provide an itemized estimate of the cost of construction of all offsite and public improvements. The cost estimate shall be approved by the City and used to establish the amount of the Securities. (CDD-E)

14. **Easements - Encroachment.** No permanent improvements may be constructed over any existing easements without written authorization from the easement holder. (CDD-E)
15. **Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan.** The applicant shall submit an Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered professional engineer or qualified stormwater pollution prevention plan developer as an integral part of the grading plan. The Plan shall be subject to review and approval of the City prior to the issuance of a grading permit. Erosion control plans shall provide Best Management Practices (BMPs) during construction to prevent sediment, debris and contaminants from draining offsite. BMP's shall comply with the City of Watsonville Erosion Control Standards and the Erosion and Sediment Control Field Manual by the California Regional Water Quality Control Board, San Francisco Region, latest edition. The Plan shall include all erosion control measures to be used during construction, including run-on control, sediment control, and pollution control measures for the entire site to prevent discharge of sediment and contaminants into the drainage system. All erosion control shall be installed prior to October 15 and be maintained in place until April 15. The applicant shall ensure that all contractors are aware of all erosion control standards and BMP's. (CDD-E)
16. **Post-Construction Stormwater Management Requirements.** The project is subject to the City's post-construction stormwater management requirements, pursuant to WMC Section 6-3.535. The applicant shall prepare a final stormwater control plan (SWCR) that demonstrates compliance with post-construction requirements to the satisfaction of the City Engineer, prior to issuance of a building permit. (CDD-E)
17. **Grading Plans.** Grading plans shall comply with the City grading ordinance.
18. **Soils Report.** Plans shall strictly adhere to the soils report. (CDD-E, CDD-B)
19. **On-Site Sewer & Storm Drain Systems.** The on-site sewer and storm drain systems shall be privately owned and maintained up to the point of tie-in to the existing City main. Applicant shall submit draft language for the project Conditions, Covenants and Restrictions stating that the Homeowner's Association shall be responsible for the operation, maintenance, repair and replacement of the on-site sewer and storm drain facilities, up to the point of tie-in to existing City mains for review and approval by CDD-P. (CDD-E, CDD-P)
20. **Americans with Disabilities Act.** Design all public improvements according to Americans with Disabilities Act accessibility requirements.
21. **Underground Utilities.** Install all utility lines and facilities for power and communications underground within or adjacent to the development. No overhead services to the property or overhead extensions of main lines shall be

permitted. Service plans shall be approved by the respective utility company and the City prior to the recordation of the final map. (CDD-E, PW&U)

22. **Engineering Testing & Inspection Agreement.** Prior to permit issuance, applicant shall execute an Engineering Testing and Inspection Agreement and submit it to the City for approval. Applicant shall hire a testing firm to perform engineering testing and inspection, such as soils and concrete testing and inspection. The applicant may hire only those testing firms that are listed on the Special Inspection Agency Recognition List. The testing and inspection shall be done at the direction of the City Inspector. The firm shall report nonconforming items to the City Inspector and furnish daily, weekly and final reports as outlined in the agreement and directed by the City Inspector. (CDD-E, -B)
23. **Underground Service Alert.** Prior to excavation, contractor shall locate all existing underground utilities. Call Underground Service Alert (U.S.A.) at 1-800-642-2444 to have utilities located and marked in the field. (CDD-E)
24. **Damaged Public Facilities.** Existing public facilities damaged during the course of construction or in an existing state of disrepair shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City Engineer. (CDD-E)
25. **Inspection Notice.** Contractor shall provide a minimum of 48 hours notice in advance of any required inspection. Any temporary suspension of work or returning to work for any reason shall be cause for the developer or contractor to telephone the Public Works Inspector at 831-768-3100. (CDD-E)

Prior to recordation of the Final Map, the following requirements must be satisfied:

26. **Final Map.** Provide a Final Map prepared by or under the direction of a licensed land surveyor or registered civil engineer, prepared in accordance with the Subdivision Map Act. Submit four (4) copies of the final map, one 8-1/2" x 11" copy of the site plan, two copies of property boundary closure calculations and one copy of a recent title report. (CDD-E)

During construction, the following conditions shall be adhered to:

27. **Noise-Generating Equipment – Hours.** Noise-generating construction equipment, including truck traffic arriving and departing the site, shall not occur between the hours of 7:00 p.m. and 7:00 a.m., Monday through Saturday. No building activity will be allowed on Sundays or holidays. (CDD-B, PW&U)
28. **Noise-Generating Equipment - Mitigation.** All construction equipment powered by internal combustion engines shall be properly muffled and maintained. All stationary noise generating construction equipment such as air compressors shall be located as far as practical from the existing residences. Such equipment shall be acoustically shielded where possible. The prudent selection of equipment along with the use of proper mufflers should result in maximum construction-related noise generated by a particular piece of equipment of no more than 85 dBA when measured at a distance of 50 feet from the piece of equipment operating at its noisiest mode. (CDD-B, PW&U)

29. **Staking & Flagging.** Limits of grading shall be staked or flagged in the field. (CDD-B, P, PW&U)
30. **On/Off Site Permit.** Separate On/Off Site Permits are required for work in the public right- of-way. (CDD-P)
31. **Solid Waste Service Plan.** Solid waste generated during the construction shall be serviced by the City of Watsonville Solid Waste Division. Applicant shall submit a Solid Waste Service Plan on the City form. (PW&U)
32. **Storm Drain Systems/Hydraulics.** The Project applicant shall have prepared calculations demonstrating the hydraulic adequacy of new storm drains and open channels proposed for a development. The hydraulic study for storm drain systems shall evaluate the hydraulic capacity of proposed drains and existing receiving drains to limits downstream as required by the City staff. (PW&U)
33. **Storm Drain Systems/BMP Maintenance Agreement.** The project applicant shall execute an agreement in the standard form providing for the maintenance, monitoring, and reporting of those activities to the City of Watsonville storm drain systems best management practice measures. (PW&U)
34. **Utility Screening.** The locations of surface mounted utility facilities such as pedestals, transformers backflow devices and fire services shall be planned so that may be screened utilizing landscaping or other acceptable, visually pleasing means subject to the review and approval of the City of Watsonville. (PW&U)
35. **Dust Control.** To minimize dust/ grading impacts during construction the applicant shall:
 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (CDD-B, PW&U)
36. **Street Names & Address Assignment.** Applicant shall provide proposed street names and submit application for address assignments. (CDD-E)
37. **Onsite Superintendent.** Applicant shall have onsite at all times, a superintendent that shall act as the owner's representative and as a point of contact for the City's Public Works Inspector. The superintendent shall be authorized by the Owner to direct the work of all contractors doing work on public and private improvements. (PW&U)

38. **Letters from Design Professionals.** Prior to final City acceptance of the project, all design professionals who prepared improvement plans for the project (civil, geotechnical, electrical and structural engineers), shall provide letters attesting that they have periodically monitored the construction and have reviewed the completed work and that it was constructed in substantial conformance with their plans and recommendations. Where special inspections and testing were involved, the letters of compliance shall be accompanied by inspection logs, testing and analysis that support the engineer's conclusions. (CDD-B, PW&U)
39. **Hazardous Materials.** The subdivider shall be subject to compliance with all applicable regulations governing the disposal, use, storage, and transportation of hazardous materials including: local fire codes; the Hazardous Materials Transportation Act; the California Health and Safety Code; the Resource Conservation and Recovery Act of 1976; and the California Hazardous Waste Control Act. (PW&U)
40. **Construction Waste.** All solid waste generated inside Watsonville City limits must be hauled from the site of generation by the City of Watsonville Solid Waste Division as per Watsonville Municipal Code, Chapter 6-3, City Utilities. This includes all wastes generated at construction sites, excavation projects, land clearing, demolition, earthwork projects, remodels, grading and tenant improvement projects. (PW&U)
41. **Solid Waste Containers.** The applicant shall provide solid waste disposal containers on-site during all phases of construction. The accumulation of refuse and debris which may constitute an unsightly/unsafe public nuisance to surrounding properties is not permitted.

Prior to occupancy, the following conditions must be adhered to:

42. **Public and Private Improvements.** All public and private improvements necessary to serve each unit including water, sewer, storm drain, lighting, and landscaping and irrigation shall be constructed to the satisfaction of the Community Development and Public Works and Utilities Departments. (CDD-E, PW&U)
43. **As-Built Plans.** Submit electronic copies (preferably in pdf file format) of the approved as built plans for civil and landscape/irrigation and the Storm Water Control Plan & Sewer Operation & Maintenance Plan for city record keeping. (CDD-E)

Indemnity Provision

44. **Indemnity Provision.** If any legal challenge against the project approvals is submitted to the City or filed in a Court of law, applicant shall defend, indemnify, release and hold harmless the City, its agents, offices, attorneys, employees, boards and commissions from a claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the Applicant, third parties and/or the indemnities, arising out of or in connection with the approval of

this application, whether or not there is concurrent, passive or active negligence on the part of the indemnities. (CA)

Key to Department Responsibility

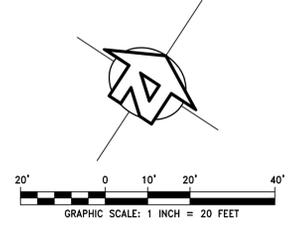
- CDD-B - Community Development Department (Building)
- CDD-P - Community Development Department (Planning)
- CDD-E - Community Development Department (Engineering)
- PW&U - Public Works and Utilities Department
- CA - City Attorney

TENTATIVE MAP

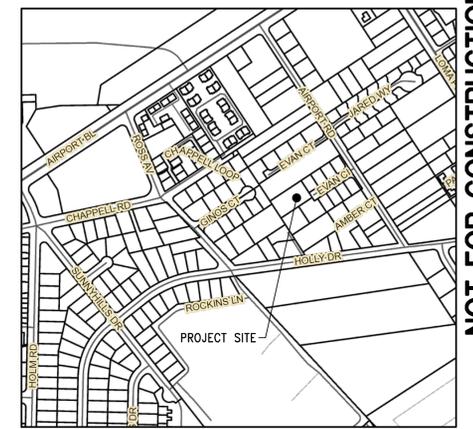
FOR

EVAN CIRCLE - PHASE II

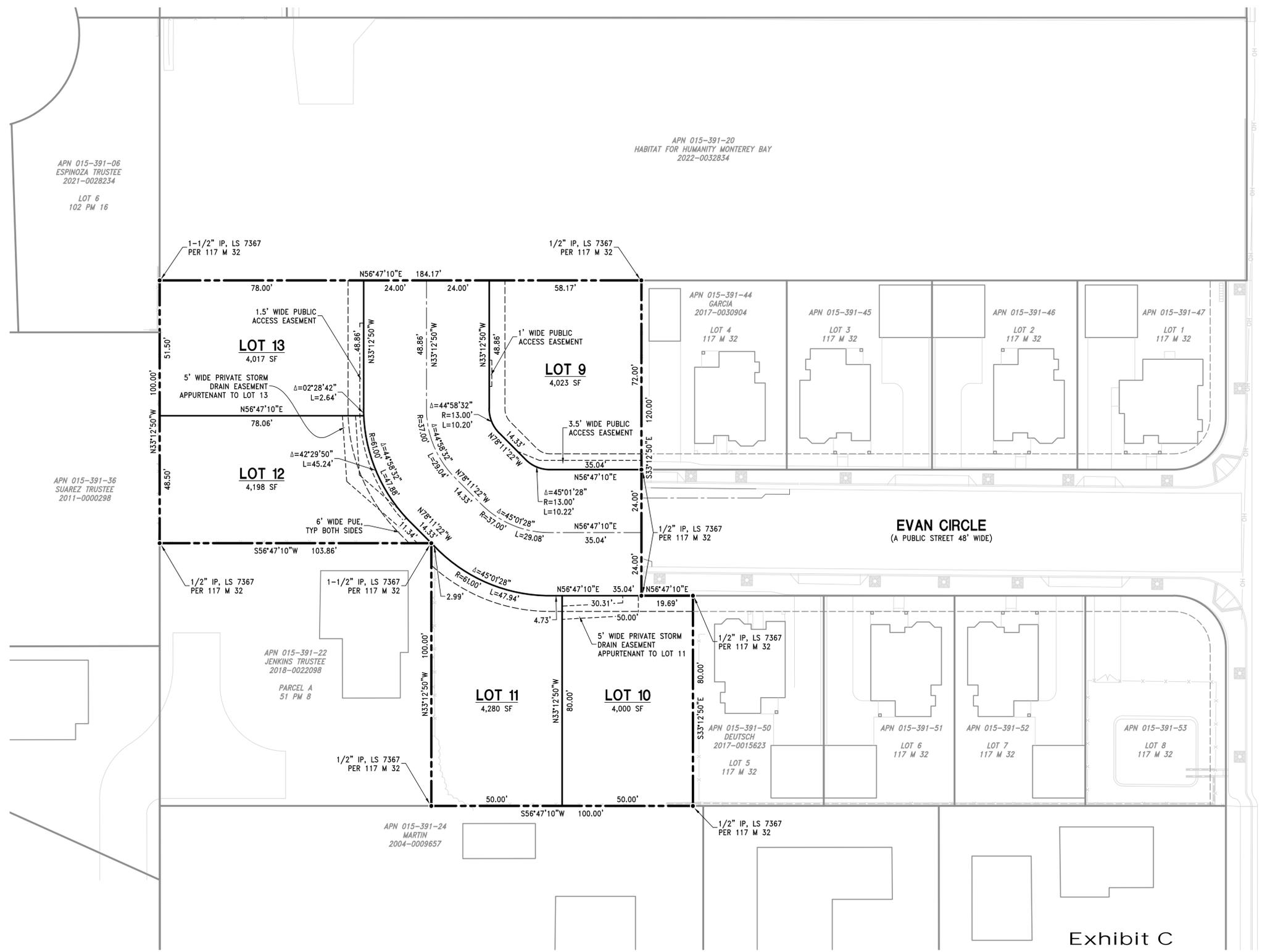
WATSONVILLE, CALIFORNIA



NOTE: THE INTENT OF THIS TENTATIVE MAP IS TO SHOW THE PROPOSED MINOR LAND DIVISION ONLY. SEE PRELIMINARY IMPROVEMENT PLANS FOR EXISTING SITE TOPOGRAPHY, AND ALL PROPOSED GRADING, DRAINAGE, UTILITIES, STORMWATER CONTROL, AND ON-SITE IMPROVEMENTS.



NOT FOR CONSTRUCTION



VICINITY MAP
NTS
© COUNTY OF SANTA CRUZ GIS 2021

SURVEY
THE PROPERTY BOUNDARY AND SITE TOPOGRAPHY WAS OBTAINED FROM IFLAND SURVEY, PROJECT NO. G05155, DATED NOVEMBER 2005. IN ADDITION, A SUPPLEMENTAL TOPOGRAPHIC SURVEY WAS CONDUCTED BY IFLAND SURVEY IN APRIL 2016, UPON THE COMPLETION OF PHASE I CONSTRUCTION.

BENCHMARK
THE BENCHMARK FOR THIS SURVEY IS THE CITY OF WATSONVILLE BENCHMARK #W-518, WHICH IS A BRONZE CAP SET IN THE CONCRETE SIDEWALK AT THE NORTHEAST CORNER OF AVIATION WAY AND AIRPORT BOULEVARD.
ELEVATION= 131.32 FEET DATUM: USGS

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS HPGN D CA 044K (WEST WATSONVILLE) AND HPGN D CA 044J (SOQUEL). THIS SURVEY WAS ROTATED TO FIT STATE PLANE COORDINATES, NAD 83 (1991.35), WHICH WERE BASED ON GPS OBSERVATIONS AT THE FOREMENTIONED HPGN STATIONS.
BEARING= N 67°37'42.32" W

GENERAL DATA
MAP PREPARED BY: IFLAND ENGINEERS
5300 SOQUEL AVENUE, SUITE 101
SANTA CRUZ, CA 95062
(831) 426-5315
CONTACT: JON IFLAND
OWNER & SUBDIVIDER: EVAN CIRCLE, LLC.
315 LIBERTY STREET
SANTA CRUZ, CA 95060
(831) 254-1029
CONTACT: DOUG WALLACE

APN: 015-391-43 & 49
EXISTING USE: (2) VACANT LOTS
PROPOSED USE: (5) LOT MINOR LAND DIVISION
EXISTING ZONING: RM-2 = MULTI-RESIDENTIAL
PROPOSED ZONING: NO CHANGE
WATER SUPPLY: CITY OF WATSONVILLE
SANITARY SEWER: CITY OF WATSONVILLE
STORM DRAIN: CITY OF WATSONVILLE (EXCEPT PRIVATE SCW'S, STORMWATER TREATMENT AND DETENTION FACILITIES)
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TOTAL AREA: 28,023 SF / 0.64± AC

INDEX OF CIVIL SHEETS

SHEET NO.	DESCRIPTION
TM1.0	TENTATIVE MAP
C0.0	PRELIMINARY OVERALL SITE PLAN
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C2.0	PRELIMINARY UTILITY PLAN
C3.0	PRELIMINARY STORMWATER CONTROL PLAN
C4.0	PRELIMINARY EROSION CONTROL NOTES & DETAILS
C4.1	PRELIMINARY EROSION CONTROL PLAN

TENTATIVE MAP
EVAN CIRCLE - PHASE II
EVAN CIRCLE, WATSONVILLE, CALIFORNIA

APN 015-391-43 & 49	DESIGN DEVELOPMENT	DRAWN	STAFF
DATE	DESIGN	MUR	STAFF
8/30/2023			

SHEET
TM1.0

JOB NO. 21021

I:\PROJECTS\2023\21021 WALLO (DWG)\1 - DD PHASE II.DWG - TENT.DWG 17Sep24 08:05:09 AM mregan © IFLAND ENGINEERS, INC.

Evan Circle

Density Bonus,
Major Subdivision,
& Tentative Map
for a New 5-Unit
Subdivision



View from Airport Road



Satellite View

36 Airport Road
Subdivision

Evan Circle
Subdivision

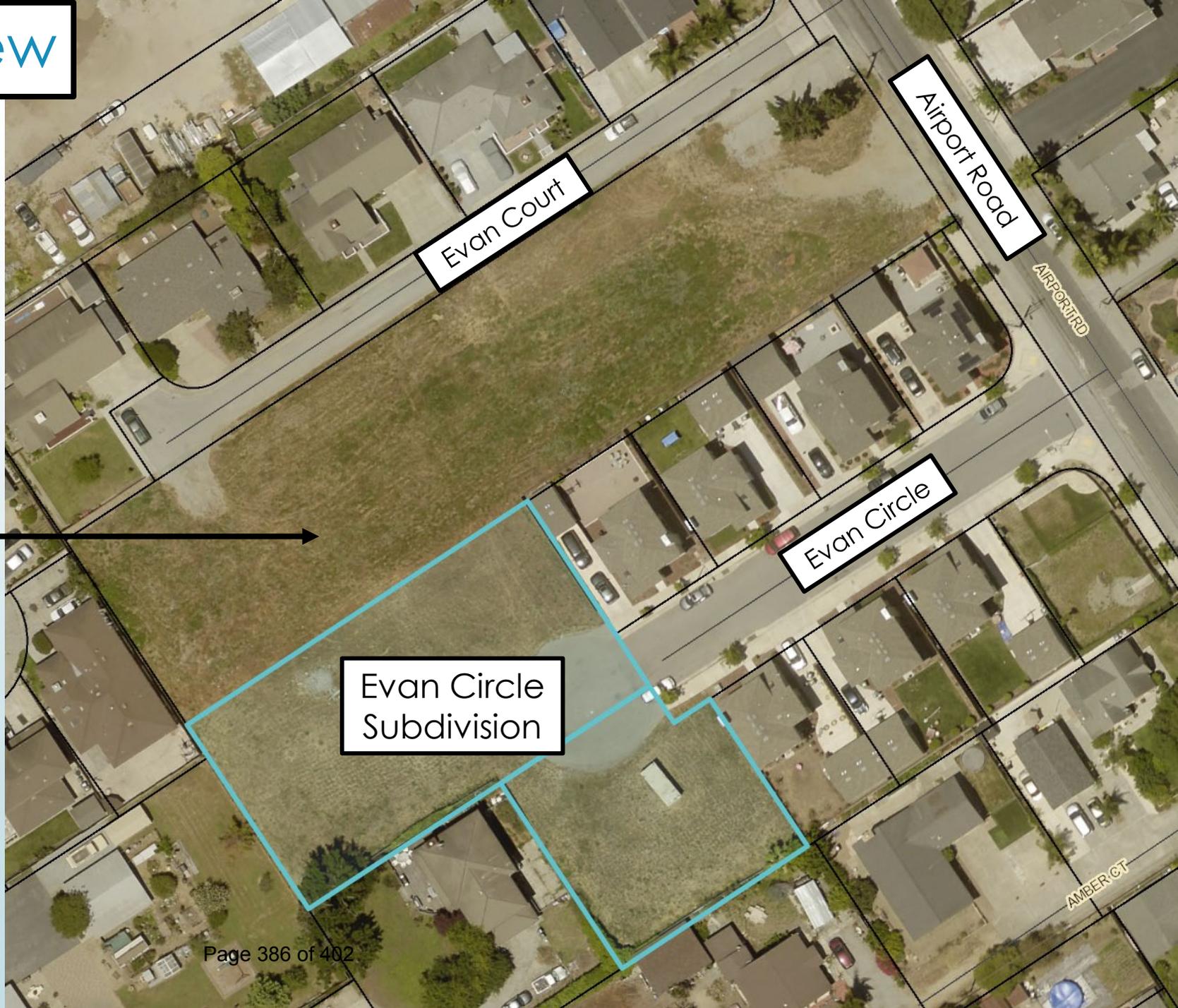
Evan Court

Airport Road

Evan Circle

AIRPORT RD

AMBER CT



Zoning Map

General Plan Land Use Classification:

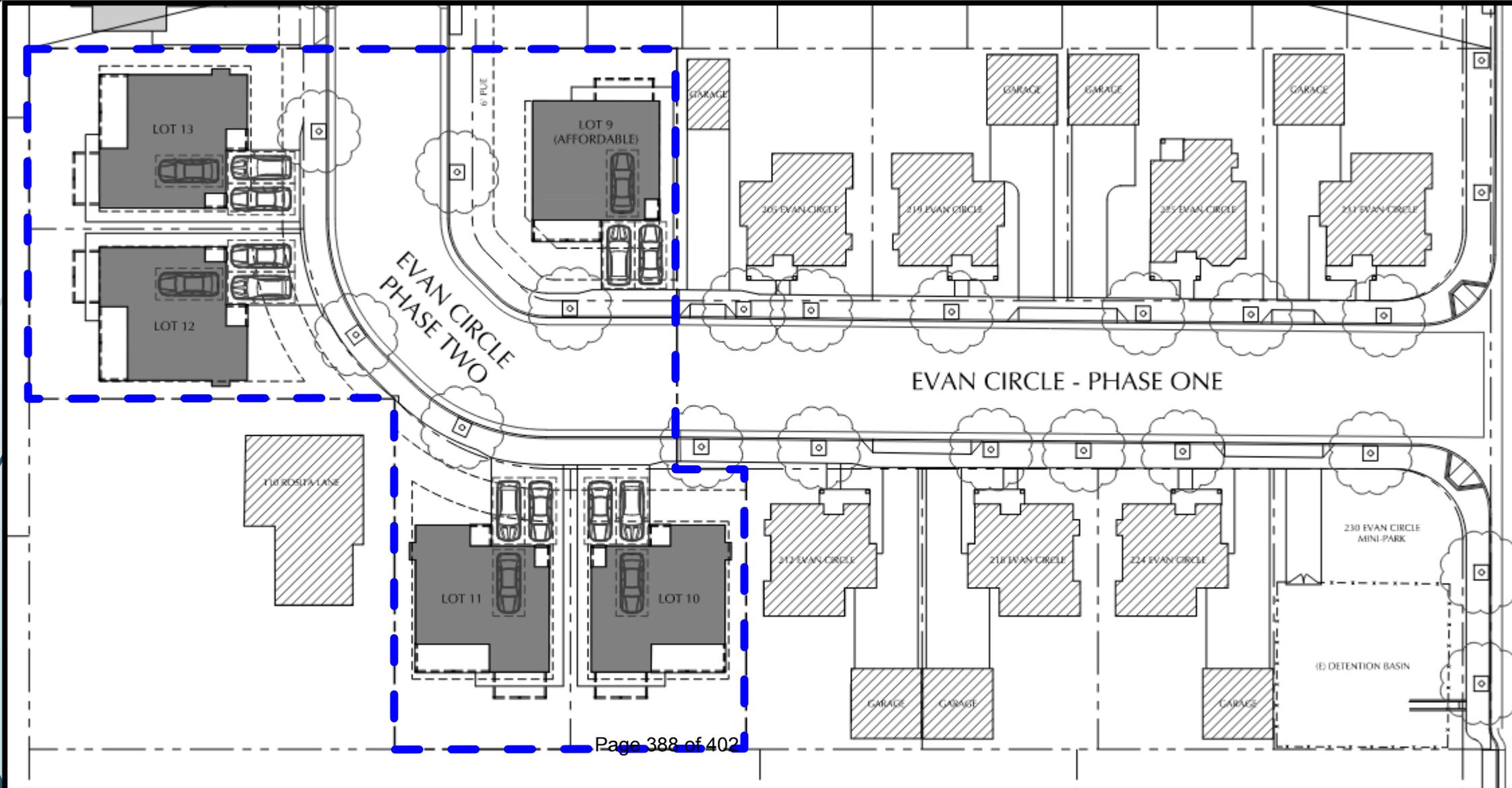
- Residential Medium Density

Zoning:

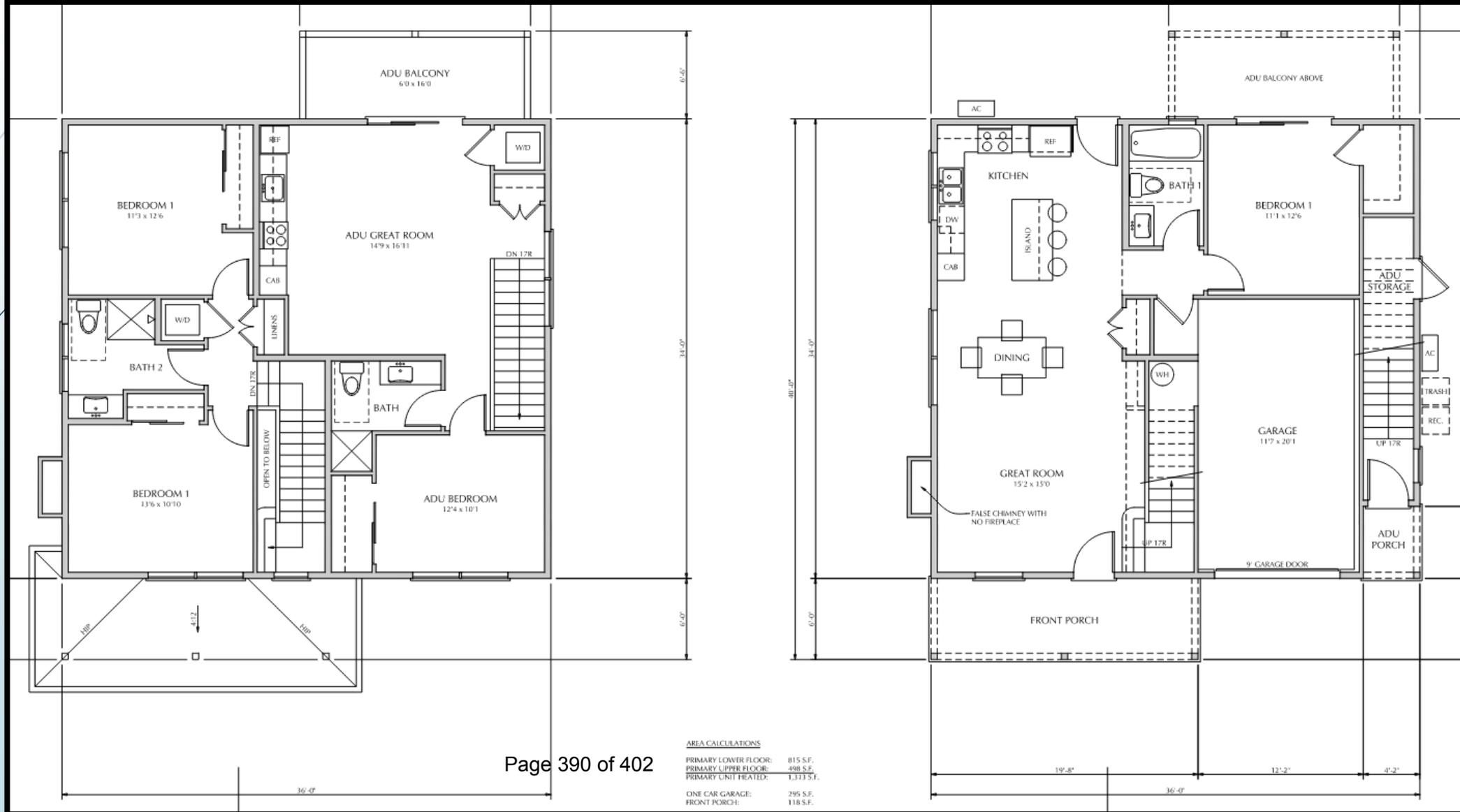
- RM-2: Multiple Residential-Medium Density

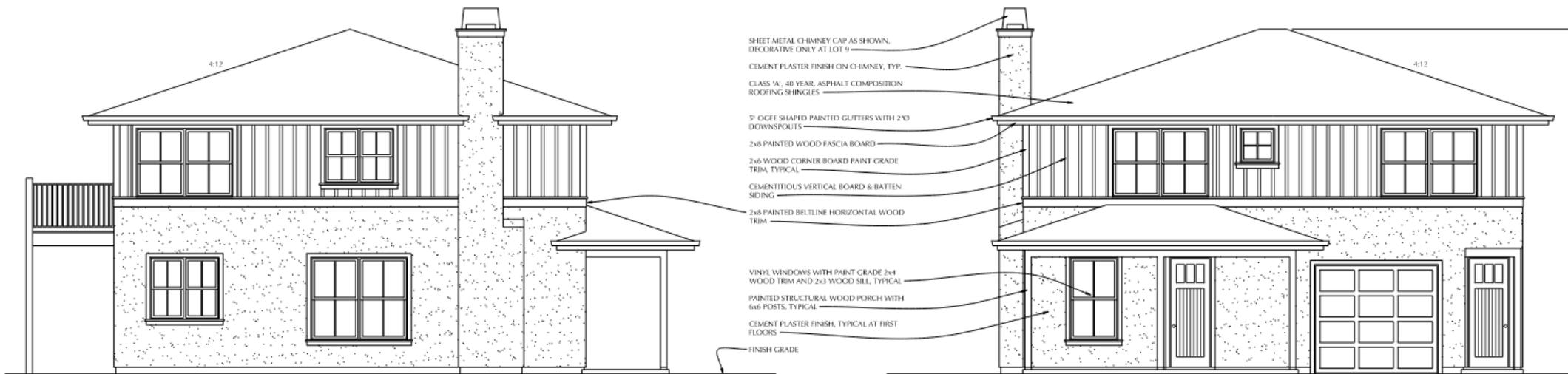


Site Plan



Floor Plan – Lot 9





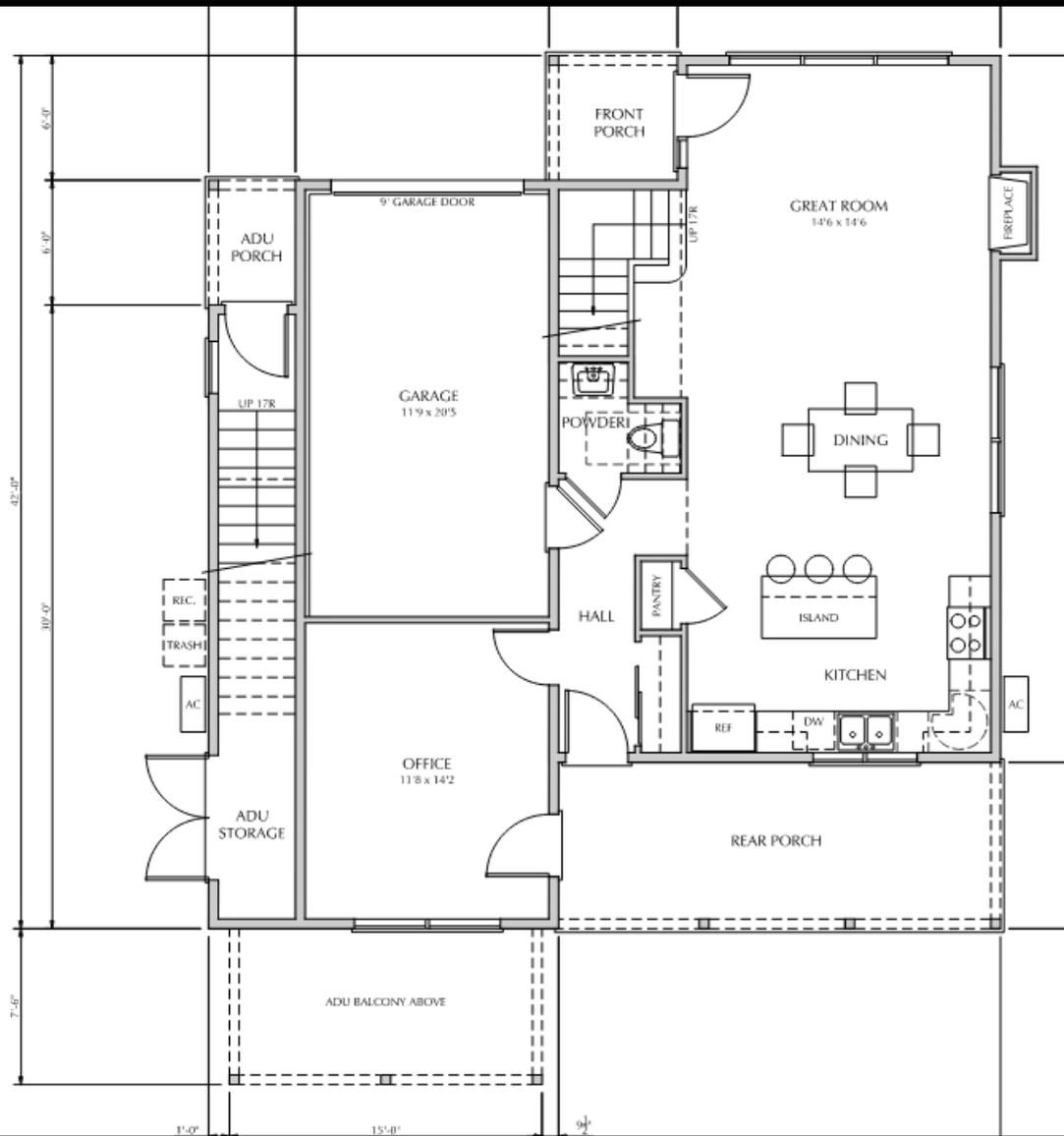
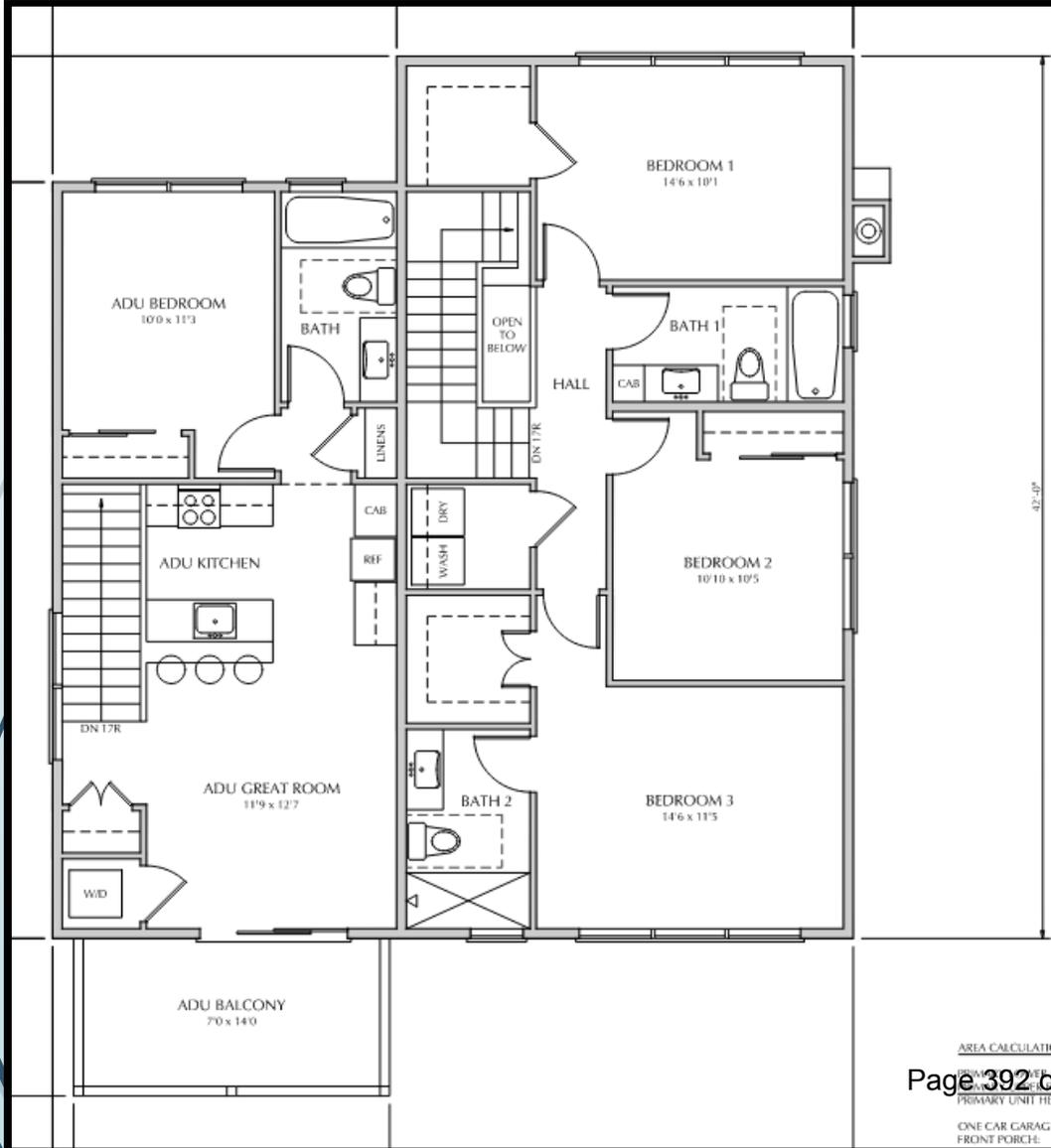
② ————— **SOUTHWEST ELEVATION**
SCALE: 1/4"=1'-0"

Elevations – Lot 9

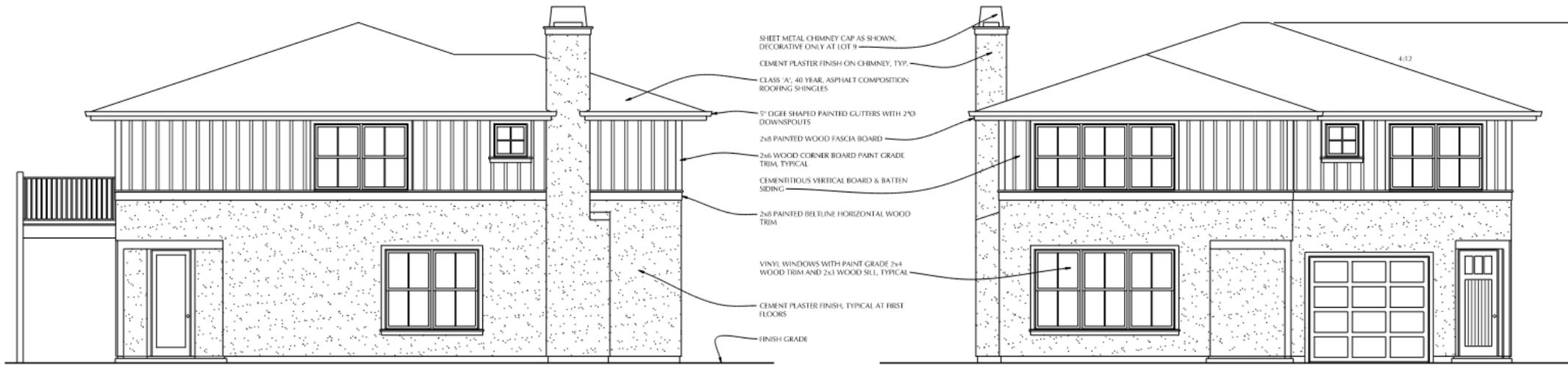
① ————— **SOUTHEAST ELEVATION**
SCALE: 1/4"=1'-0"



Floor Plan – Lots 10 & 12



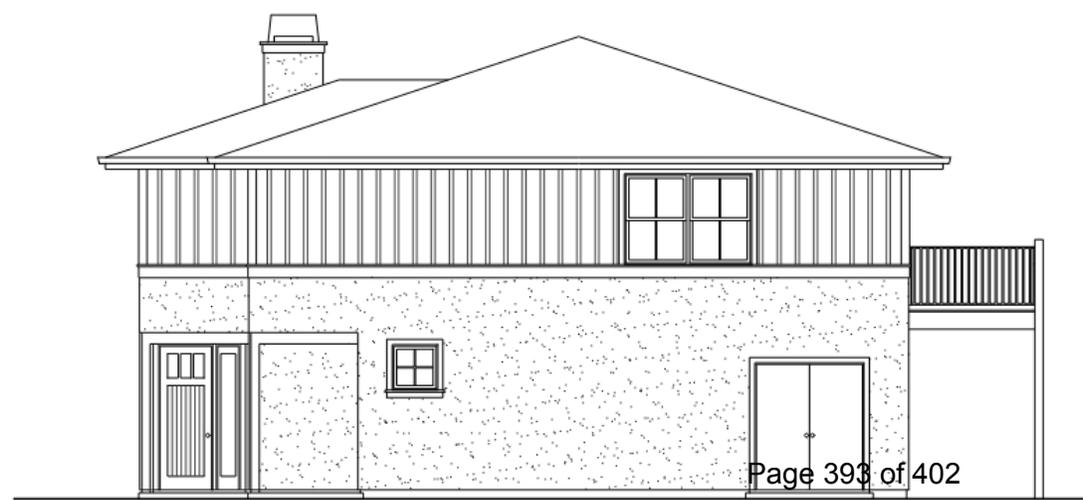
AREA CALCULATIONS
 PRIMARY UNIT HEATED: 1,705 S.F.
 ONE CAR GARAGE: 249 S.F.
 FRONT PORCH: 37 S.F.



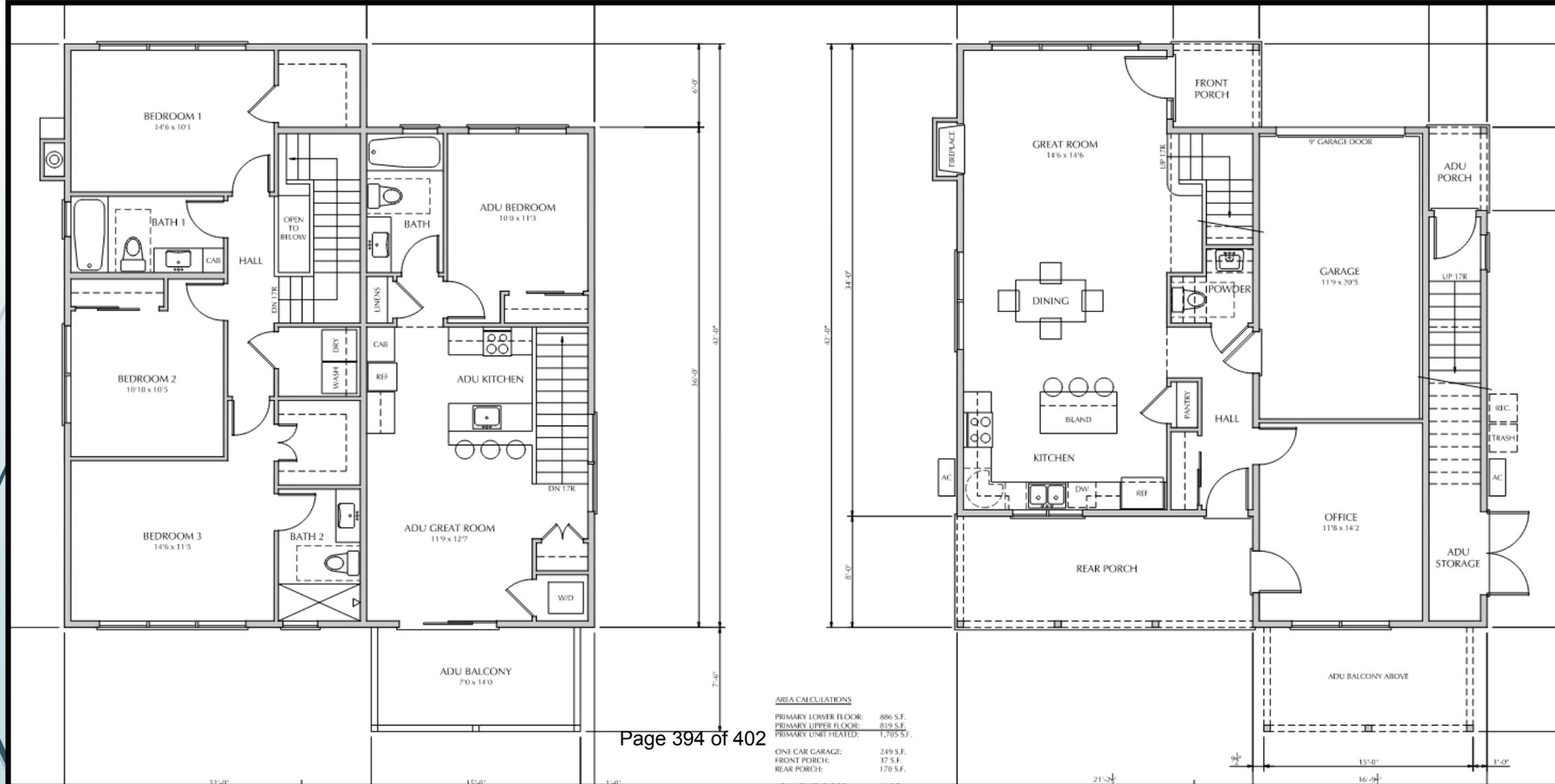
② LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

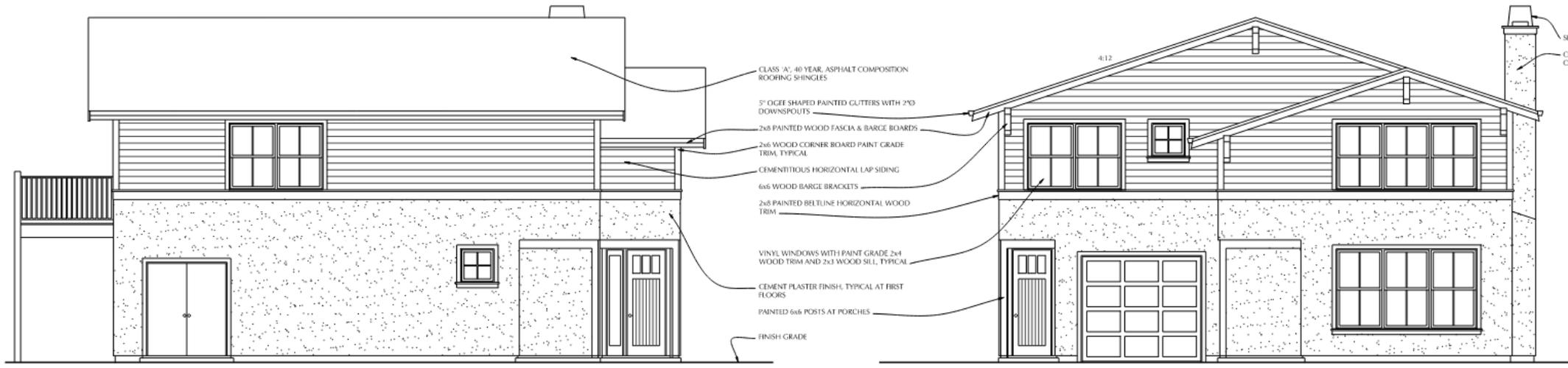
STREET ELEVATION
SCALE 1/4"=1'-0"

Elevations – Lots 10 & 12



Floor Plan – Lots 11 & 13





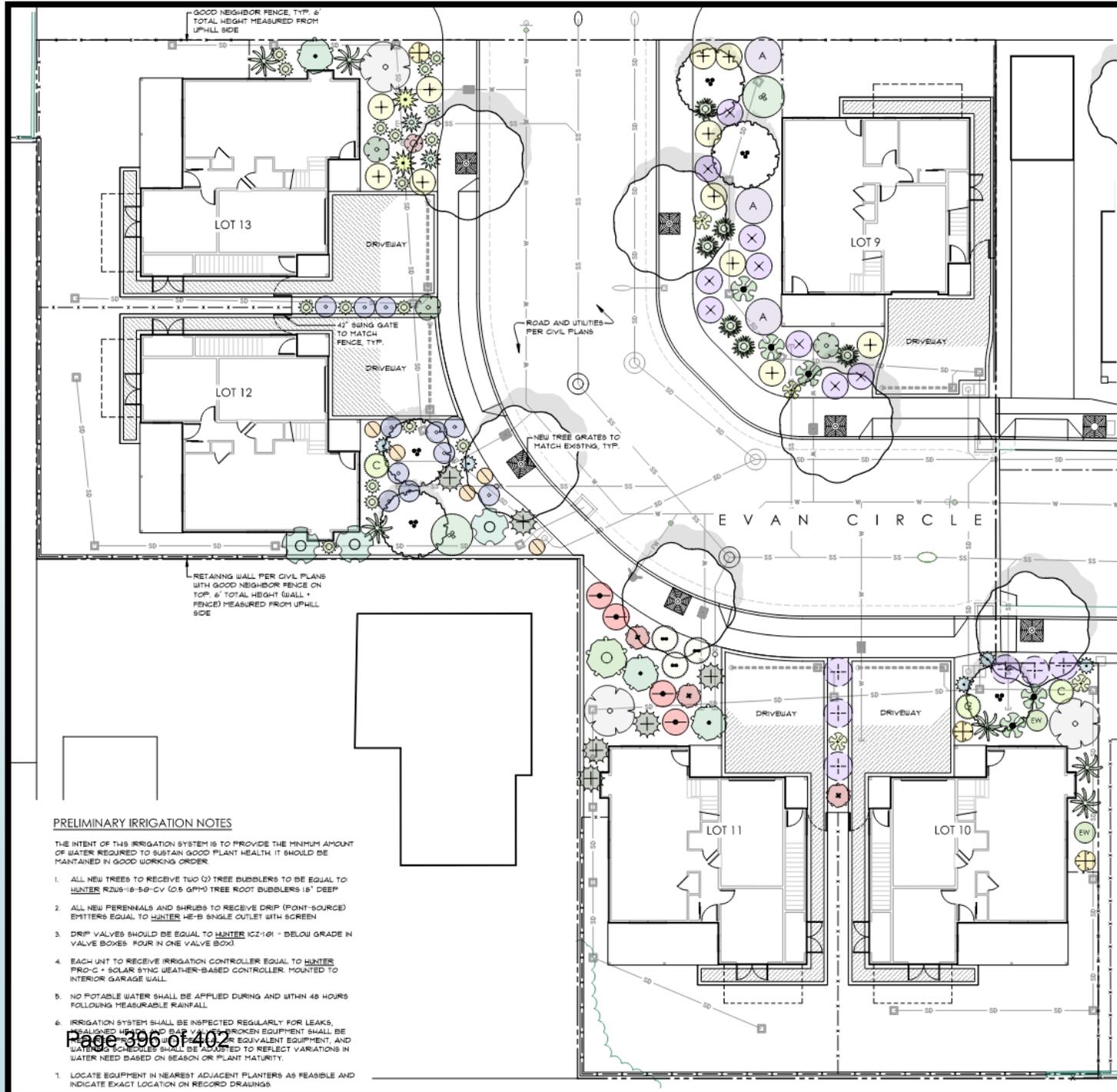
② LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

STREET ELEVATION
SCALE: 1/4"=1'-0"

Elevations – Lots 11 & 13



Landscape Plan



PRELIMINARY IRRIGATION NOTES

THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT SHOULD BE MAINTAINED IN GOOD WORKING ORDER.

1. ALL NEW TREES TO RECEIVE TWO (2) TREE BUBBLERS TO BE EQUAL TO HUNTER RZUS-18-50-CV (0.5 GPH) TREE ROOT BUBBLERS 18" DEEP.
2. ALL NEW PERENNIALS AND SHRUBS TO RECEIVE DRIP (POINT-SOURCE) EMITTERS EQUAL TO HUNTER HE-B SINGLE OUTLET WITH SCREEN.
3. DRIP VALVES SHOULD BE EQUAL TO HUNTER ICZ-101" BELOW GRADE IN VALVE BOXES (FOUR IN ONE VALVE BOX).
4. EACH UNIT TO RECEIVE IRRIGATION CONTROLLER EQUAL TO HUNTER PRO-C + SOLAR SYNC WEATHER-BASED CONTROLLER, MOUNTED TO INTERIOR GARAGE WALL.
5. NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL.
6. IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, REALIGNED HEADS AND BAR VALVES. BROKEN EQUIPMENT SHALL BE REPLACED WITH EQUIVALENT EQUIPMENT, AND LAYOUT SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.

1. LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.

State Density Bonus Law

- Development projects providing 10% of units for lower-income households qualify for an 20% density bonus and two concessions.
- One affordable unit identified (Lot 9)
- Units Allowed without State Density Bonus: 4 units
- 20% Density Bonus: 1 unit
- Total Units Proposed: 5 units
- Two concessions requested:
 - Reduced minimum lot sizes
 - Reduced minimum lot widths (Lot 12 only)
- Three waivers granted:
 - Front yard setbacks
 - Setbacks to sidewalk
 - Rear yard setback (Lot 9 only)

State Density Bonus Law

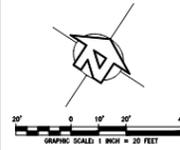
- Pursuant to WMC Section 14-47.140(a), Planning Commission shall review Density Bonus applications and make a recommendation to City Council.
- On October 1, the Planning Commission adopted Resolution 10-24 (PC) recommending approval of the Density Bonus.
- City Council is the final decision-making authority for Density Bonus applications.
- The proposed project is consistent with the required Density Bonus findings in WMC §14-47.140(b).
- Findings are located in Exhibit A of the Administrative Use Permit Resolution.

Major Subdivision & Tentative Map

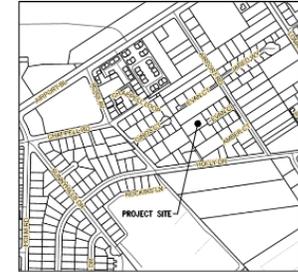
- The proposed project includes a major subdivision, which requires approval of a tentative map.
- Pursuant to WMC Section 13-4.09(c)(1), the City Council shall approve, conditionally approve, or deny the tentative map within the thirty days of the Planning Commission recommendation and may modify or delete any of the conditions of approval recommended by the Planning Commission in its report (except conditions required by ordinance related to the public health and safety) or may add requirements as conditions of approval.
- The proposed tentative map is consistent with the required Tentative Map findings in WMC §13-04.09(d).
- Findings are located in Exhibit B of the Resolution.
- Tentative Map conditions of approval are located in Exhibit C.

Major Subdivision & Tentative Map

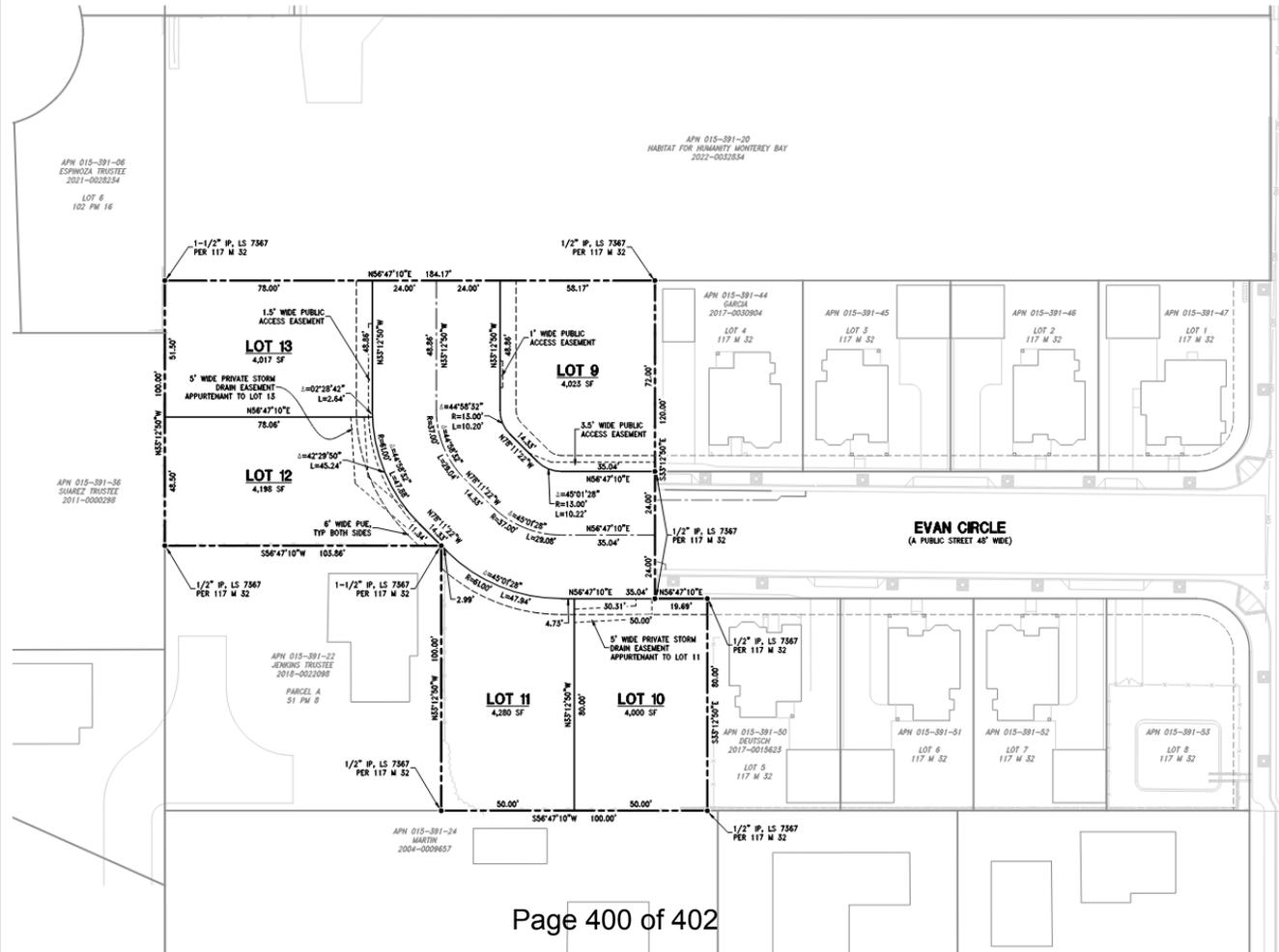
TENTATIVE MAP FOR EVAN CIRCLE - PHASE II WATSONVILLE, CALIFORNIA



NOTE: THE INTENT OF THIS TENTATIVE MAP IS TO SHOW THE PROPOSED MINOR LAND DIVISION ONLY. SEE PRELIMINARY IMPROVEMENT PLANS FOR EXISTING SITE TOPOGRAPHY, AND ALL PROPOSED GRADINGS, DRAINAGE, UTILITIES, STORMWATER CONTROL, AND ON-SITE IMPROVEMENTS.



VICINITY MAP
© COUNTY OF SANTA CRUZ GIS 2021



SURVEY
THE PROPERTY BOUNDARY AND SITE TOPOGRAPHY WAS OBTAINED FROM IFLAND SURVEY, PROJECT NO. 050155, DATED NOVEMBER 2005. IN ADDITION, A SUPPLEMENTAL TOPOGRAPHIC SURVEY WAS CONDUCTED BY IFLAND SURVEY IN APRIL 2016, UPON THE COMPLETION OF PHASE I CONSTRUCTION.

BENCHMARK
THE BENCHMARK FOR THIS SURVEY IS THE CITY OF WATSONVILLE BENCHMARK #W-518, WHICH IS A BRONZE CAP SET IN THE CONCRETE SIDEWALK AT THE NORTHEAST CORNER OF AVIATION WAY AND AIRPORT BOULEVARD.
ELEVATION= 131.32 FEET DATUM: USGS

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS HP09 D CA DAK (WEST WATSONVILLE) AND HP09 D CA DAK (SQUARE). THIS SURVEY WAS NOTATED TO FIT STATE PLANE COORDINATES, NAD 83 (1991.35), WHICH WERE BASED ON GPS OBSERVATIONS AT THE AFOREMENTIONED HP09 STATIONS.
BEARING= N 67°37'42.52" W

GENERAL DATA

MAP PREPARED BY: IFLAND ENGINEERS
3500 SERRANO AVENUE, SUITE 101
SANTA CRUZ, CA 95062
(831) 426-3515
CONTACT: JON IFLAND

OWNER & SUBDIVIDER: EVAN CIRCLE, LLC
315 LIBERTY STREET
SANTA CRUZ, CA 95060
(831) 254-1029
CONTACT: DOUG WALLACE

APN: 015-391-43 & 49

EXISTING USE: (2) VACANT LOTS

PROPOSED USE: (5) LOT MINOR LAND DIVISION

EXISTING ZONING: RM-2 = MULTI-RESIDENTIAL

PROPOSED ZONING: NO CHANGE

WATER SUPPLY: CITY OF WATSONVILLE

SANITARY SEWER: CITY OF WATSONVILLE

STORM DRAIN: CITY OF WATSONVILLE (EXCEPT PRIVATE SCUMS, STORMWATER TREATMENT AND DETENTION FACILITIES)

GAS & ELECTRIC: PACIFIC GAS & ELECTRIC

TOTAL AREA: 28,023 SF / 0.644 AC

INDEX OF CIVIL SHEETS

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C4.0	PRELIMINARY EROSION CONTROL NOTES & DETAILS
C4.1	PRELIMINARY EROSION CONTROL PLAN

NOT FOR CONSTRUCTION

IFLAND ENGINEERS
ONE ENGINEERS • LAND PLANNERS • STRUCTURAL DESIGNERS

TENTATIVE MAP
EVAN CIRCLE - PHASE II
EVAN CIRCLE, WATSONVILLE, CALIFORNIA

APN 015-391-43 & 49
ERRATA DEVELOPMENT
DATE 8/30/2023
DRAWN M.J.R.
CHECKED M.J.R.
STAFF

SHEET
TM1.0
JOB NO. 21021

California Environmental Quality Act (CEQA)

1. Tentative Map

- a) CEQA Section 15332 – In-Fill Development Projects
 - i. Proposed project meets the requirements in Section 15332(a) through (e) for a Class 32 exemption, as described in the staff report and Exhibit A of the resolution
- b) CEQA Section 15300.2 – No exceptions apply regarding environmental resources, cumulative impacts, unusual circumstances, scenic highways, hazardous waste sites, or historical resources.



Staff Recommendation

Adopt a Resolution approving a density bonus, major subdivision, and tentative map (PP2024-6731) for a 5-lot subdivision located at Evan Circle (APN: 015-391-43 & 49) and finding the project categorically exempt from the California Environmental Quality Act under CEQA Guidelines Section 15332 – In-Fill Exemption.