

AGENDA

CITY OF WATSONVILLE

CITY COUNCIL MEETING

Opportunity Through Diversity; Unity Through Cooperation.



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

Rebecca J. Garcia, Mayor, District 5
Trina Coffman-Gomez, Mayor Pro Tempore, District 6

Felipe Hernandez, Council Member, District 1
Aurelio Gonzalez, Council Member, District 2
Lowell Hurst, Council Member, District 3
Francisco Estrada, Council Member, District 4
Ari Parker, Council Member, District 7

Matt Huffaker, City Manager
Alan J. Smith, City Attorney
Beatriz Vázquez Flores, City Clerk
Remote Teleconference Meeting

Zoom Webinar from their computer, tablet or smartphone: <https://zoom.us/j/92706609937>
or iPhone one-tap : US: +16699009128,,92706609937# or +12133388477,,92706609937#

Spanish language interpretation is available



Americans with Disabilities Act

The City of Watsonville, in complying with the Americans with Disabilities Act ("ADA"), requests individuals who require special accommodations to access and/or participate in City Council meetings, please call the City Clerk's Office at least three (3) days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.

Meetings are televised live on Charter Cable Communications Channel 70 and AT&T Channel 99 and re-broadcast on Thursday at 5:00 p.m. and Saturday at 8:00 a.m. the same week of the meeting.

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

Notice of Remote/Teleconferencing Meeting

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, the Santa Cruz County Health Officer Extended and Modified Shelter in Place Orders, and the Governor's Executive Orders N-25-20 and N-29-20, that allows attendance by members of the City Council, City staff, and the public to participate and the Council to conduct the meeting by teleconference, videoconference, or both.

HOW TO VIEW THE MEETING: There is no physical location from which members of the public may observe the meeting. Please view the meeting which is being televised at Channel 70 (Charter) and Channel 99 (AT&T), video streamed at <https://watsonville.legistar.com/Calendar.aspx>, and Facebook Live.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit written comments through the City's Council Meeting portal at <https://watsonville.legistar.com> by clicking e-Comment or by emailing citycouncil@cityofwatsonville.org. All comments will be part of the meeting record. Emails received two hours before the meeting will not be uploaded to the Agenda and may not be seen by the Council or staff. They will be added to the agenda the day after the meeting.

HOW TO PARTICIPATE DURING THE MEETING: Members of the public are encouraged to join the meeting through Zoom Webinar from their computer, tablet or smartphone: <https://zoom.us/j/92706609937> or iPhone one-tap : US: +16699009128,,92706609937# or +12133388477,,92706609937# or Telephone: Dial(for higher quality, dial a number based on your current location): US: +1 669 900 9128 or +1 213 338 8477 or +1 669 219 2599 Webinar ID: 927 0660 9937

*You will access the meeting as an attendee; when you are ready to make a public comment, if joining by computer audio, please click on the "Raise Hand" button and the Clerk will unmute your microphone; by phone please press *9 on your keypad. If you want to enable your camera, please let the Clerk know when you start speaking. You may also register to speak until two hours before the meeting at <https://watsonville.legistar.com/Calendar.aspx>*

The City of Watsonville, in complying with the Americans with Disabilities Act ("ADA"), requests individuals who require special accommodations to access and/or participate in City Council meetings to please contact the City Clerks Office at (831) 768-3040, at least three (3) business days before the scheduled meeting to ensure that the City can assist you.

Spanish interpretation services will be available through Zoom by toggling language audio options to the Spanish channel.

Servicios de interpretación en español estarán disponible en Zoom al elegir el botón Spanish.

3:30 p.m.

AGENDA PACKET

Attachments: [Agenda Packet](#)

AGENDA EN ESPAÑOL

Attachments: [Agenda en español](#)

(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 TWO HOURS BEFORE THE MEETING OR DURING THE PUBLIC MEETING.)

1. CLOSED SESSION

(City Council Conference Room, 275 Main Street, 4th Floor)

[CLOSED SESSION ANNOUNCEMENT](#)

[PUBLIC COMMENTS REGARDING THE CLOSED SESSION AGENDA WILL ONLY BE ACCEPTED BY THE CITY COUNCIL AT THIS TIME.](#)

Attachments: [Porter Building Correspondence](#)

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

A. PERSONNEL MATTERS §54957

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager & City Clerk

B. CONFERENCE WITH LABOR NEGOTIATOR (Government Code Section 54957.6)

1. *Agency negotiator: Nathalie Manning and Matt Huffaker*

Employee organizations: Clerical Technical, Operating Engineers Local Union No. 3 for employees in the Public Works Unit, Public Safety Mid-Management Unit

C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code § 54954.5 and 54956.8)

1. *Property: 280 Main Street (APN: 017-182-16)*

Negotiating parties: Tamara Vides (for City as Landlord)

Pajaro Valley Arts, as tenant and WatsNews, LLC, as tenant

Under Negotiation: Price and terms of Lease

5:30 p.m.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. INFORMATION ITEMS

A. [REPORT OF DISBURSEMENTS](#)

Attachments: [Report of Disbursements 11_3_20](#)

B. [MISCELLANEOUS DOCUMENTS REPORT](#)

Attachments: [Miscellaneous Documents Report November 10, 2020](#)

**C. WRITTEN REPORTS BY COUNCIL MEMBERS REGARDING ACTIONS
TAKEN ON THEIR REGIONAL COMMISSIONS/BOARD MEETINGS THAT
MAY AFFECT THE CITY OF WATSONVILLE (IF ANY)****5. 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 ANNOUNCE THEIR NAME AND ADDRESS IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.

A. [ORAL COMMUNICATIONS FROM THE PUBLIC \(3 MINUTES EACH\)](#)**B. [ORAL COMMUNICATIONS FROM THE COUNCIL \(2 MINUTES EACH\)](#)****C. [MAYOR'S PROCLAMATION CONGRATULATING ESPERANZA DEL VALLE ON THEIR 40TH ANNIVERSARY & COMMENDING THEM FOR THEIR DEDICATION IN FOSTERING INTEREST & INVESTMENT IN THE MEXICAN ARTS IN OUR COMMUNITY, & WISHING THEM MANY MORE YEARS OF CONTINUED SUCCESS](#)****D. [MAYOR'S PROCLAMATION RECOGNIZING NOVEMBER 2020 AS NATIONAL AMERICAN INDIAN HERITAGE MONTH & PATRICK OROZCO, TRIBAL CHAIRMAN OF THE PÁJARO VALLEY OHLONE INDIAN COUNCIL, FOR HIS CONTINUOUS WORK IN FAVOR OF THE LOCAL INDIGENOUS PEOPLE & THE COMMUNITY AS A WHOLE](#)****E. [MAYOR'S PROCLAMATION RECOGNIZING HAL HYDE FOR HIS LIFETIME OF DEDICATION & CONTRIBUTIONS TO THE COMMUNITY & EXPRESSING OUR DEEPEST SYMPATHY FOR HIS PASSING](#)****F. REPORT OUT OF CLOSED SESSION**

6. REPORTS TO COUNCIL -- No Action Required

- A. CITY MANAGER'S UPDATE
- B. PRESENTATION BY MAGGY IVY FROM VISIT SANTA CRUZ COUNTY (5 MINUTES)

Attachments: [Item 6.B. Watsonville_CCPresentation PPT](#)

- C. [REPORT ON HOUSING FOR A HEALTHY SANTA CRUZ: A STRATEGIC FRAMEWORK FOR ADDRESSING HOMELESSNESS IN SANTA CRUZ COUNTY - A THREE YEAR PLAN - BY RANDY MORRIS HUMAN SERVICES DEPARTMENT DIRECTOR - \(15 MINUTES\)](#)

Attachments: [Strategic Framework Presentation](#)

7. CONSENT AGENDA

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

Public Input on any Consent Agenda Item

- A. [MOTION APPROVING MINUTES OF OCTOBER 27, 2020](#)

Attachments: [MINUTES](#)

- B. [RESOLUTION AWARDED \\$619,567 BID TO MAGGIORA BROS. DRILLING, INC., FOR CONSTRUCTION OF WATER WELL NO. 4 PROJECT NO. WA-20-14557 LOCATED AT 154 ROACHE ROAD \(\\$619,567 WILL BE FUNDED FROM THE WATER ENTERPRISE FUND\)](#)

Requested by: Public Works & Utilities Director Palmisano

Attachments: [Award Bid for Water Well #4 Project - Report](#)
[Award Bid for Water Well #4 Project - Resolution](#)

- C. [RESOLUTION APPROVING FIRST AMENDMENT TO CONTRACT WITH ES ENGINEERING SERVICES, LLC, FOR LANDFILL CLOSURE SERVICES FOR THE CITY'S LANDFILL, BY AN AMOUNT NOT TO EXCEED \\$98,596](#)

Requested by: Public Works & Utilities Director Palmisano

Attachments: [1st Amendment to Contract ES Engineering - Report](#)
[1st Amendment to Contract ES Engineering - Resolution](#)

D. ACCEPTANCE OF \$20,000 CARES ACT GRANTS FROM THE COMMUNITY HEALTH TRUST OF PAJARO VALLEY

Requested by: Assistant City Manager Vides

Attachments: [Acceptance of CARES Act Grants - Report](#)
[Grant Acceptance Campesino Caravan - Resolution](#)
[Grant Acceptance COVID Messaging Project - Resolution](#)

- 1) RESOLUTION ACCEPTING \$15,000 CARES ACT GRANT FROM THE COMMUNITY HEALTH TRUST OF PAJARO VALLEY ON BEHALF OF THE WATSONVILLE CAMPESENO APPRECIATION CARAVAN TO SUPPORT COVID-19 OUTREACH AMONG AGRICULTURAL WORKERS & APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND
- 2) RESOLUTION ACCEPTING \$5,000 CARES ACT GRANT FROM THE COMMUNITY HEALTH TRUST OF PAJARO VALLEY TO SUPPORT COVID-19 MESSAGING EFFORTS IN SOUTH SANTA CRUZ COUNTY & APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND

E. RESOLUTION FORMALLY APOLOGIZING FOR THE ACTIONS TAKEN BY THE CITY'S RESIDENTS AGAINST THE FILIPINOS IN WATSONVILLE, PARTICULARLY IN THE 1920S & 1930S, & COMMENDING THESE FILIPINO NATIONALS & THEIR CHILDREN, THE FILIPINO AMERICANS FOR THEIR NOTABLE ACCOMPLISHMENTS & CONTRIBUTIONS TO THE PÁJARO VALLEY

Requested by: Mayor Garcia

Attachments: [Apology to Filipino & Filipino Americans - Resolution](#)

F. JOINT RESOLUTION OF SUCCESSOR HOUSING AGENCY/COUNCIL (1) APPROVING A FUNDING COMMITMENT IN THE AMOUNT OF \$1,000,000 TO EDEN HOUSING, INC., TO ASSIST IN THE CONSTRUCTION OF A 53-UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 1482 FREEDOM BOULEVARD CONTINGENT UPON THE APPROVAL OF PROJECT ENTITLEMENTS; (2) AUTHORIZING AND DIRECTING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LOAN AGREEMENT WHICH WILL CONTAIN TERMS OF THE USE OF THE LOAN FOR THE PROJECT; & (3) AUTHORIZING A BUDGET APPROPRIATION OF \$1,000,000 FROM THE CITY'S SUCCESSOR HOUSING AGENCY FUND

Requested by: Community Development Director Merriam

Attachments: [Eden Housing Loan 1482 Freedom - Report](#)
 [Eden Housing Loan 1482 Freedom - Resolution](#)
 [Consent Agenda Item 7F Correspondence](#)

8. ITEMS REMOVED FROM CONSENT AGENDA

9. PUBLIC HEARINGS, ORDINANCES, & APPEALS

A. [CONSIDERATION OF COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN FOR FISCAL YEARS 2020-2024, ANNUAL 2020-2021 ACTION PLAN, & SUBSTANTIAL AMENDMENT TO THE 2019-2020 ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT](#)

Requested by: Community Development Director Merriam

Attachments: [CDBG Consolidated Plan & Action Plan 2020 - Report](#)
 [CDBG Consolidated Plan Action Plan 2020 - Resolution](#)
 [Substantial Amendments to Plans - Resolution](#)

- 1) Staff Report by Housing Manager Landaverry
- 2) City Council Clarifying & Technical Questions
- 3) Public Hearing
- 4) Motion Whether to Approve Staff Recommendation
- 5) City Council Deliberation on the Motion
- 6) RESOLUTION APPROVING FIVE YEAR COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") CONSOLIDATED PLAN FOR JULY 1, 2020, THROUGH JUNE 30, 2024, WHICH INCLUDES THE 2020-2021 ANNUAL ACTION PLAN
- 7) RESOLUTION APPROVING CITY OF WATSONVILLE SUBSTANTIAL AMENDMENTS TO THE FIVE YEAR COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") CONSOLIDATED PLAN FOR JULY 1, 2015, THROUGH JUNE 30, 2019, WHICH INCLUDES THE 2019-2020 ANNUAL ACTION PLAN

B. [CONSIDERATION OF WATSONVILLE PARKLET PROGRAM \(CONTINUED FROM OCTOBER 27, 2020, MEETING\)](#)

Requested by: Public Works & Utilities Director Palmisano

Attachments: [Pilot Parklet Program - Report](#)
[WMC 7-19 Parklets Ordinance](#)
[Adoption of Pilot Parklet Program - Resolution](#)

- 1) Staff Report by Public Works & Utilities Director Palmisano
- 2) City Council Clarifying & Technical Questions
- 3) Public Hearing
- 4) Motion Whether to Approve Staff Recommendation
- 5) City Council Deliberation on the Motion
- 6) ORDINANCE INTRODUCTION ADDING CHAPTER 19 (PARKLETS) TO TITLE 7 (PUBLIC WORKS) OF WATSONVILLE MUNICIPAL TO ALLOW FOR PARKLETS WITHIN THE PUBLIC RIGHT OF WAY
- 7) RESOLUTION ESTABLISHING & ADOPTING PILOT PARKLET PROGRAM TO PROVIDE MORE PEDESTRIAN FRIENDLY OUTDOOR SPACES IN COMMERCIAL OR BUSINESS AREAS; & DIRECTING STAFF TO SET-UP UP TO TWO CITY-SPONSORED PILOT LOCATIONS

C. [CONSIDER MODIFICATION \(APP #601\) OF SPECIAL USE PERMIT WITH DESIGN REVIEW \(PP2016-52\) TO REDUCE TOTAL NUMBER OF PARKING SPACES FROM 133 TO 132 TO ACCOMMODATE ACCESSIBLE PARKING SPACES & ALLOW CONSTRUCTION OF 49 TOWNHOMES LOCATED AT 221 AIRPORT BOULEVARD](#)

Requested by: Community Development Director Merriam

Attachments: [221 Airport Boulevard Modification - Report](#)
[221 Airport Blvd SUP Modification - Resolution](#)

- 1) Staff Report by Principal Planner Meek
- 2) City Council Clarifying & Technical Questions
- 3) Public Hearing

- 4) Motion Whether to Approve Staff Recommendation
- 5) City Council Deliberation on the Motion
- 6) RESOLUTION APPROVING MODIFICATION (APP #601) OF SPECIAL USE PERMIT WITH DESIGN REVIEW (PP2016-52) TO REDUCE TOTAL NUMBER OF PARKING SPACES FROM 133 TO 132 TO ACCOMMODATE ACCESSIBLE PARKING SPACES & ALLOW CONSTRUCTION OF 49 TOWNHOMES (48 NEW TOWNHOME UNITS & RELOCATE & REHABILITATE THE EXISTING ROACHE SCHOOL BUILDING INTO A RESIDENTIAL UNIT) ON A 2.65± ACRE SITE LOCATED AT 221 AIRPORT BOULEVARD (APN: 015-371-01)

10. EMERGENCY ITEMS ADDED TO AGENDA

11. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

12. ADJOURNMENT

Pursuant to Section 54954.2(a)(1) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day and on the City of Watsonville website at <https://watsonville.legistar.com/Calendar.aspx>.

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office (275 Main Street, 4th Floor) during normal business hours. Such documents are also available on the City of Watsonville website at <https://watsonville.legistar.com/Calendar.aspx> subject to staff's ability to post the document before the meeting.



City Council <citycouncil@cityofwatsonville.org>

Please include my comments on Agenda Item 10 at the October 27 Council meeting

Christina Cuevas <christina3cuevas@outlook.com>

Wed, Oct 28, 2020 at 3:27 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

From: Christina Cuevas <christina3cuevas@outlook.com>**Sent:** Tuesday, October 27, 2020 4:25 PM**To:** citycouncil@cityofwatsonville.org <citycouncil@cityofwatsonville.org>**Subject:** Please include my comments on Agenda Item 10 at the October 27 Council meeting. I sent the original message at 12:55. However, I failed to include the attachment. I have pasted it into this message with the hope that you can include it in the record of the meeting for the Council to review.

Thank you.

To: Honorable City Council Members

From: Christina Cuevas, Cabrillo College Trustee, Area 3

RE: Agenda Item 10-Pajaro Valley Arts (PVA)

I am writing to encourage your approval of the Pajaro Valley Arts application to purchase the Porter Building.

I have been acquainted with PVA for the past twenty years. As the former program director of the Community Foundation Santa Cruz County I have witnessed PVA's efforts to advance its mission of *"bringing the community together through the arts"*.

Listed below are reasons why I believe PVA deserves your support and is well positioned to provide a meaningful and accessible site to boost community engagement in Watsonville. I believe a visible and vibrant art venue that includes space for artists to create and sell their work, room for community groups to host events, and a gallery of high quality art would attract local and regional populations to visit Watsonville and boost the local economy.

PVA offers consistent programming that is accessible to a broad spectrum of audiences within and outside of the Gallery

Community members are able to enjoy at least five in gallery exhibitions annually. The annual outdoor exhibit, *Sculpture Is*, at Sierra Azul Nursery and Gardens offers art lovers a chance to see spectacular work in a lovely outdoor setting that is especially welcome during Covid-19. PVA is dedicated to promoting arts among school age youth and presents PVUSD Student Art at the Civic Plaza Government Building. The *Moveable Murals* at 250 Main offer artists a chance to reach locals and visitors who travel through the City.

PVA understands the importance of engaging school age children in art education to boost their appreciation of art, spark interest in developing their artistic talents, and advancing their academic achievement.

Annually nearly a thousand students tour PVA exhibits! The organization has developed bilingual, state standard art curriculum for *Hablamos Juntos* and *Campesinos: Workers of the Land*. PVA advocates for arts education and leads *ARTS NOW PAJARO VALLEY* as part of the statewide advocacy organization, California Alliance for Arts Education.

PVA actively collaborates with public agencies and nonprofit organizations to engage community member in artistic expression in Watsonville and beyond.

Examples of partnerships include the Watsonville Film Festival, Community Arts and Empowerment, City of Watsonville Parks Dept. Cabrillo College, San Jose Museum of Arts, County of Santa Cruz Elections Dept., along with multiple schools and community groups in Pajaro Valley and beyond.

PVA has actively pursued organizational development strategies to boost its relevance, effectiveness and sustainability.

The organization actively seeks training and support to improve its planning, board development, fund raising and sustainability. Over the last five years it has increased the sources and size of its budget, hired staff, and diversified its board to include younger, Latinx and Watsonville residents. An important asset of PVA is the strong cadre of long-time volunteers who develop the exhibits along with outside curators. PVA has expanded its outreach to institutional and individual donors. It recently obtained a commitment from a new donor to purchase the site. The organization has the contacts with state and national arts funding agencies that are poised to support community arts organizations; a critically important factor in the success of the build out of the envisioned site.

Thank you for your consideration.

[Quoted text hidden]



Watsonville City Council Mtg. 10.27.2020 Agenda Item 10 Pajaro Valley Arts (Christina Cuevas).docx
18K

To: Honorable City Council Members
From: Christina Cuevas, Cabrillo College Trustee, Area 3
RE: Agenda Item 10-Pajaro Valley Arts (PVA)

I am writing to encourage your approval of the Pajaro Valley Arts application to purchase the Porter Building.

I have been acquainted with PVA for the past twenty years. As the former program director of the Community Foundation Santa Cruz County I have witnessed PVA's efforts to advance its mission of "*bringing the community together through the arts*".

Listed below are reasons why I believe PVA deserves your support and is well positioned to provide a meaningful and accessible site to boost community engagement in Watsonville. I believe a visible and vibrant art venue that includes space for artists to create and sell their work, room for community groups to host events, and a gallery of high quality art would attract local and regional populations to visit Watsonville and boost the local economy.

PVA offers consistent programming that is accessible to a broad spectrum of audiences within and outside of the Gallery

Community members are able to enjoy at least five in gallery exhibitions annually. The annual outdoor exhibit, *Sculpture Is*, at Sierra Azul Nursery and Gardens offers art lovers a chance to see spectacular work in a lovely outdoor setting that is especially welcome during Covid-19. PVA is dedicated to promoting arts among school age youth and presents PVUSD Student Art at the Civic Plaza Government Building. The *Moveable Murals* at 250 Main offer artists a chance to reach locals and visitors who travel through the City.

PVA understands the importance of engaging school age children in art education to boost their appreciation of art, spark interest in developing their artistic talents, and advancing their academic achievement.

Annually nearly a thousand students tour PVA exhibits! The organization has developed bilingual, state standard art curriculum for *Hablamos Juntos* and *Campesinos: Workers of the Land*. PVA advocates for arts education and leads *ARTS NOW PAJARO VALLEY* as part of the statewide advocacy organization, California Alliance for Arts Education.

PVA actively collaborates with public agencies and nonprofit organizations to engage community member in artistic expression in Watsonville and beyond.

Examples of partnerships include the Watsonville Film Festival, Community Arts and Empowerment, City of Watsonville Parks Dept. Cabrillo College, San Jose Museum of Arts, County of Santa Cruz Elections Dept., along with multiple schools and community groups in Pajaro Valley and beyond.

PVA has actively pursued organizational development strategies to boost its relevance, effectiveness and sustainability.

The organization actively seeks training and support to improve its planning, board development, fund raising and sustainability. Over the last five years it has increased the sources and size of its budget, hired staff, and diversified its board to include younger, Latinx and Watsonville residents. An important asset of PVA is the strong cadre of long-time volunteers who develop the exhibits along with outside curators. PVA has expanded its outreach to institutional and individual donors. It recently obtained a commitment from a new donor to purchase the site. The organization has the contacts with state and national arts funding agencies that are poised to support community arts organizations; a critically important factor in the success of the build out of the envisioned site.

Thank you for your consideration.



City Council <citycouncil@cityofwatsonville.org>

Porter Building

Samantha Bleisch <sam.bleisch1@gmail.com>

Wed, Oct 28, 2020 at 6:45 PM

To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org, citymanager@cityofwatsonville.org

To whom it may concern,

Hi, my name is Sam Bleisch and I am a community member of Watsonville living in Royal Oaks. I would like to strongly encourage that the council consider using the Porter Building to strengthen the surrounding community using the arts, culture, and history of working class warsonville residents. Please allow us to create valuable community resources. We do not want gentrification in Watsonville. I urge the council to please vote to use the Porter Building in Watsonville as a community arts and education center, as opposed to building expensive boutiques for profit that do not represent the residents of Watsonville.

Please care for our community and fight gentrification. Our community members deserve a space they can feel safe, supported, and cared for.

Thank you for your time.



City Council <citycouncil@cityofwatsonville.org>

City Council Meeting

Mikaela Greenberg <greenbergmikaela@gmail.com>

Thu, Oct 29, 2020 at 8:20 AM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Dear Watsonville City Council,

My name is Mikaela Greenberg and I am a citizen of Santa Cruz County. I am here in response to the city council meeting. I urge you to show your support in the arts for your community. The arts is an important key to build a stable community for BIPOC youth. There is a strong need for an art center for these youth. There is no need for gentrification and unnecessary hotels/restaurants in the area.

Thank you,
Mikaela Greenberg



City Council <citycouncil@cityofwatsonville.org>

On: the porter building bid

William Propp <william.c.propp@gmail.com>

Mon, Nov 2, 2020 at 4:30 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Hello,

Much like many other members in our community of Watsonville, I have recently heard about the council's plan to provide new purpose to the porter building. I'd like to see the building serve our community in more ways than simply financial. As such, I believe the proposal by PVA to be an exceptional idea. Offering a space to youth and seniors and creating a cultural center would be an amazing addition to the community. I do ask that you consider the seemingly overwhelming support for the PVA bid when deciding the future of the Porter Building.

Sincerely,

William Propp



City Council <citycouncil@cityofwatsonville.org>

support of the Porter Building purchase by Pajaro Valley Arts

Ann Morhauser <anniemglas@gmail.com>

Tue, Nov 3, 2020 at 5:18 PM

To: citycouncil@cityofwatsonville.org

Dear Council members and Staff,

I offer my strong support for the purchase of the Porter Building to Pajaro Valley Arts.

The organization is so strong, well organized and vital that it can bring our community together through the arts, be very visible and offer insight and inclusivity to all citizens of the Pajaro Valley. A vibrant visual space downtown is very much needed.

Its proximity to Cabrillo College, Digital Nest and the Youth Center can offer students a place to learn a new skill or appreciate one.

Please forgive my late response. I hope you will support me in this.

Thank you.

Annie Morhauser

Annieglass



Annie Morhauser | 831.761.2041 x 114

310 Harvest Drive | Watsonville, CA 95076

www.annieglass.com

[See us on TV!](#)



City Council <citycouncil@cityofwatsonville.org>

Porter Building Art Center

Susan Gilchrist <sue_gilchrist@icloud.com>

Sun, Nov 8, 2020 at 6:17 PM

To: citycouncil@cityofwatsonville.org

Dear City Council Members,

I believe that you have a unique opportunity to add vitality to Watsonville's downtown by approving the Pajaro Valley Arts proposal to create a gallery and art space in the Porter Building. People like me will be drawn back downtown to see art exhibits or take a class, and then we are likely to look for a restaurant or visit a retail business or go to the Friday Farmers Market. While our current pandemic limits these experiences now, in the future cities like Watsonville that give people a reason to go downtown, will thrive again.

You have already done a great job with the library and it's murals and you have another chance with the Porter Building. There are many wonderful artists in Watsonville and young people who want to express themselves. Let's also support them!

Thank you for your public service in these challenging times.

Susan Gilchrist
Retired County Employee
Printmaker



City Council <citycouncil@cityofwatsonville.org>

Porter Building

Erika Perloff <erikaperloff@gmail.com>
To: citycouncil@cityofwatsonville.org

Sun, Nov 8, 2020 at 6:56 PM

Dear Council Members,

I am writing in support of the Pajaro Valley Arts' (PVA) proposal to purchase the Porter Building. I am a local artist and have participated in PVA exhibits for many years. I have always found these shows to be carried out with professionalism and been impressed by the large crowds they attract. PVA is a valuable asset to the Watsonville community and to the greater Santa Cruz County art community. They have consistently created free and dynamic programming to the community and enriched the local art scene. PVA's programs are attended by a wide spectrum of community members including local students, seniors, art buyers, art makers and varied community groups. The purchase of the building would allow them to expand their programming, work closely with local school and after-school groups, and create a more vibrant center for art in the south county. By providing a visible hub for art events in the downtown area, the new art center would make art accessible to more people, and bring more people downtown who will bring their shopping and dining dollars with them. Envision a typical day at the new PVA center! In the morning a senior chorale group practices while in the room next-door volunteers hang the new Mi Casa/Tu Casa exhibit. In another gallery, local third graders visit a photography exhibit on an art field trip, and are introduced at a young age to the value of appreciating art in person. In the afternoon, adults attend a class on mosaic making while a local theater group rehearses their play in the new theater. In the evening people come from all over the region and beyond to attend the opening of the photography exhibit. There they meet friends and neighbors and feel the excitement of seeing the world through artists' eyes. Then they walk to downtown restaurants for dinner. I have no doubt that the team at PVA can and will raise the funds and carry out the project if selected. PVA is a jewel of an organization and should be given more room to shine.

Thank you,
Erika Perloff



City Council <citycouncil@cityofwatsonville.org>

New eComment for City Council on 2020-10-27 4:00 PM - Remote Teleconference Meeting

noreply@granicusideas.com <noreply@granicusideas.com>
To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Sun, Nov 8, 2020 at 6:57 PM



New eComment for City Council on 2020-10-27 4:00 PM - Remote Teleconference Meeting

Fred Mindlin submitted a new eComment.

Meeting: City Council on 2020-10-27 4:00 PM - Remote Teleconference Meeting

Item: A. 20-603 PRESENTATION BY TWO RESPONDENTS TO REQUEST FOR PROPOSALS FOR SALE OR LEASE OF REAL PROPERTY - PORTER BUILDING: PAJARO VALLEY ARTS AND WATSNEWS LLC. (REGISTER PAJARONIAN)

eComment: I am writing to express the strongest possible support for the Pajaro Valley Arts proposal for the Porter Building. As a classroom teacher in Watsonville, I regularly brought my students to see and participate in exhibits and events at the Gallery. I also had the privilege to serve on the Board of Directors of PVA for many years. As a lifelong arts educator and arts education advocate, I know from experience the joy and learning that come from participation in and appreciation of the arts. For adults in the community, there are also tremendous benefits in shared experience and mutual understanding through the arts. Please support this wonderful proposal!

[View and Analyze eComments](#)

This email was sent from <https://granicusideas.com>.

[Unsubscribe](#) from future mailings



City Council <citycouncil@cityofwatsonville.org>

The PVA application for the Porter Building

Dolores Manning <dmanning806@gmail.com>
To: citycouncil@cityofwatsonville.org

Sun, Nov 8, 2020 at 10:00 PM

Dear Council Members. PVA has done a remarkable job of producing high quality exhibits, inspiring artists and involving the community in memorable activities. Although I live in Aptos, not Watsonville, I have attended almost every exhibit for many years. I think it is the best thing in the art world anywhere around the Monterey Bay. When I have out of town guests it is the number one thing on our activity list, coupled with a lunch in Watsonville, and my guests look forward to repeat visits to the exhibits. I am not an exhibiting artist, but am very happy to make a membership contribution each year, as the gallery has provided me with so much pleasure over the years. Dolores Manning



City Council <citycouncil@cityofwatsonville.org>

11/10 Closed Session--agenda item C

GAYLE T ORTIZ <gayle@gocapitola.com>

Mon, Nov 9, 2020 at 6:23 AM

To: citycouncil@cityofwatsonville.org

Dear Staff and Council members,

Although I am not a citizen of Watsonville I am writing to encourage you to help the Pajaro Valley Arts acquire the Porter Building for a community arts center.

I know from experience that art is good for communities in many ways, not the least of which is bringing revenue to a city, both in increased tourism and local business.

A vibrant arts community has helped many small towns grow into a destination that brings dollars through lodging, dining and other services.

I hope you will find a way to help them achieve this goal that will be so good for the Watsonville area in so many ways.

Thank you for your consideration and all the work you do,

Gayle Ortiz
Gayle's Bakery & Rosticceria
Past Capitola City Mayor
Past Capitola Art & Cultural Commissioner



City Council <citycouncil@cityofwatsonville.org>

Porter Building

Earleen Overend <eowp@comcast.net>

Mon, Nov 9, 2020 at 8:25 AM

To: citycouncil@cityofwatsonville.org

Dear City Council,

I strongly support the Porter Building becoming the permanent home for the PVA. The PVA has proved itself to be one the the top art organizations in our county. Having a larger permanent space will enable the PVA to provide more activities (including educational activities for adults and children) than they have been able to offer in their current space.

I hope you will approve this.

Earleen Overend
long supporter of the PVA



City Council <citycouncil@cityofwatsonville.org>

Pajaro Valley Arts Center

Ariana Perez <perezariana36@yahoo.com>
To: citycouncil@cityofwatsonville.org

Mon, Nov 9, 2020 at 8:34 AM

I support the move of Pajaro Valley Arts Center to Porter Bldg on Main Street. It will be a huge asset to downtown.



City Council <citycouncil@cityofwatsonville.org>

Pajaro Valley Arts Proposal for the Porter Building

Bruce Nicholson <bn@got.net>
To: citycouncil@cityofwatsonville.org

Mon, Nov 9, 2020 at 12:20 PM

Dear Council Members,

As an artist, Pajaro Valley Arts ("PVA") has long been recognized as the best venue for original art in Santa Cruz County. As such, PVA attracts an audience from all of Santa Cruz County. PVA is also a "Gallery" in the best sense of the word selling the original art providing an economic outlet for the artists and recognition and sales tax revenue for the City of Watsonville.

As a volunteer, understanding that PVA's service to the Watsonville community runs deep ranging from student tours to framing and hanging the annual student art show in the community center to organizing and installing the annual moveable murals show.

All this from its obscure location on Sudden Street.

The thought of PVA being able to move to downtown Watsonville and being able to expand its presence and programs would be a win win for both PVA and the City of Watsonville. The City of Watsonville would win not only for the increased economic benefit of expanded PVA operations, but also for becoming recognized as a cultural hub in Santa Cruz County.

Sincerely, Bruce Nicholson



City Council <citycouncil@cityofwatsonville.org>

Porter Building

Brianna Valle-Gallegos <briannavalle.g@gmail.com>

Mon, Nov 9, 2020 at 4:14 PM

To: citycouncil@cityofwatsonville.org

Dear City Council,

I urge you to please accept PVAS bid to purchase the Porter building! People, especially youth, need an outlet for their art and this building will be able to provide that for them. So many people are going out of town to other studios and art services because there is hardly any in Watsonville. By accepting PVAS bid, you will help the town and its art community. The art community is a strong presence in Watsonville and I would hate to see that go away. The porter will allow them to continue express themselves, teach others to express themselves through art, and help some artists with living situations! There is plenty of restaurants in this community, we don't need one more. The Airbnb hotel is in no way going to benefit the community considering there's already so many hotels! Offices for the Pajaronian are only going to benefit those who work there, not the community. Please take into consideration not only the artists of this community but the youth and adults who are interested in viewing this art.

Sincerely,

Brianna Valle



City Council <citycouncil@cityofwatsonville.org>

Porter Bldg

Oscar Corcoles <fuerzalatinx@gmail.com>

Mon, Nov 9, 2020 at 4:44 PM

To: citycouncil@cityofwatsonville.org

Hello ,

I support the bid of The Pajaro Valley Arts center to the porter Bldg. It will be a huge asset to the community. Thank you .

Best ,
Oscar



City Council <citycouncil@cityofwatsonville.org>

Porter Building Sale and PV Arts

Tania Gamboa <sophscloset16@gmail.com>

Mon, Nov 9, 2020 at 5:13 PM

To: citycouncil@cityofwatsonville.org

Hello,

My name is Tania Gamboa and I am a resident here in Watsonville. I am emailing you because of the issue with the Porter Building in downtown. I understand that it has been up for sale and there are a few interested parties and as a resident I would like to voice my opinion and sincerely hope that it is taking into consideration. I know that one of the bidders is looking to bring in a boutique style hotel and Italian restaurant into the downtown building and the other is PV Arts. Yes a quaint hotel and Italian restaurant are nice but what do they do for our youth? Are these two establishments and the men that will own them have an investment plan that will insure that our youth have a safe, creative, and welcoming place to grow? To explore/express their artistic ideas? To avoid unsafe street activities? What is the actual plan that, you, the city council have to put in place if the Porter building is sold to individuals who have no real investment in the growth of our youth and community at large? These are answers that we deserve, remember the city council has to take all aspects into account, not just those who will benefit financially from the Porter Building sale for hotel/restaurant purposes. Art is vital to our lives, its vital to our youth. It is often one of the only forms that allows for true expression and a place to find peace/love/acceptance and you can't take it away for our children. Our children are the future of Watsonville! I am asking you to do right by our children...they deserve that and this should not be up for debate!

Thank you
Tania Gamboa



City Council <citycouncil@cityofwatsonville.org>

Porter Building

Lorena <leslie.lorena.reyes@gmail.com>

Mon, Nov 9, 2020 at 6:24 PM

To: citycouncil@cityofwatsonville.org

Hi there,

I'm writing to you because I support the move of Pajaro Valley Arts Center to the Porter building on Main street. It will be a huge asset to downtown because the youth of Watsonville need creative spaces like these. As an educator in the Watsonville community, I can envision the positive and enriching influence a space like this would have on students. There are hardly any activities or safe spaces for the youth found in Watsonville. Most of the youth has to travel to Santa Cruz or Salinas, sometimes further, to do some of these activities. It would be beneficial to the community and would help inspire the youth to be leaders of their community through art, networking, and a safe space to foster ideas. The need for a space like this is a much higher priority than building another hotel in downtown. Please consider what would benefit the COMMUNITY first. Thank you!

Best,

Leslie Reyes



City Council <citycouncil@cityofwatsonville.org>

Porter building

Cayley English <cayley.english@gmail.com>
To: citycouncil@cityofwatsonville.org

Mon, Nov 9, 2020 at 9:11 PM

To whom it may concern,

Please do not turn Watsonville into another gentrified central coast city. Santa Cruz has lost so much by letting big tech money take over, please let them be a lesson. Watsonville could only be made better with even more arts and activities for the people that live here already, not the mobs of white tech workers that are to be expected. A boutique, upscale hotel and Italian restaurant will not serve the folks that live in that area. Plus, there is already a pizza place directly across the street owned by local Watsonville brothers (Slice Project). Now is not the time to add more competition to the mix. We are in the middle of an economic down turn. Dan Pulcrano should be ashamed to propose such a blatantly obvious gentrifying business. So please council members do not let this rich white man take over such prime real estate in the heart of Watsonville's old town. Will he really be representing who Watsonville is?

Thank you for your time,
Cayley English



City Council <citycouncil@cityofwatsonville.org>

re: Nov. 10 Closed Session agenda item C - Porter Building Proposals

Sara Friedlander <sarafriedlanderart@gmail.com>

Mon, Nov 9, 2020 at 10:11 PM

To: citycouncil@cityofwatsonville.org

Dear City Council Members,

I'm writing this letter in support of the Pajaro Valley Arts proposal to purchase the historic Porter Building in downtown Watsonville. I'm an exhibiting artist and longtime Santa Cruz City resident and I know that I speak for so many of my fellow artists when I say that we owe so much to PVA. For years they have brought us all a wealth of creative, cultural and educational art exhibitions that have enriched us as a community and inspired us as artists. They have brought the whole county together, north and south, to learn and grow and appreciate how the arts transform our lives from childhood on. There are very few venues in the county for local artists to show their work, propose exhibitions or collaborate together, PVA is the best of them. We all look to PVA as an innovator in programing that can highlight the history and rich culture of Watsonville and bring North and South county together to appreciate and share that diversity.

For those of us in Santa Cruz who love viewing art, PVA exhibitions are considered the most imaginative and thought provoking in the county. They consistently offer opportunities for local artists to learn and develop together. They are a treasure. And personally, the shows at PVA bring me to Watsonville more often than any other events. And once there, I cherish the opportunity to enjoy Watsonville's many fine eateries. To imagine how the Porter Building will accommodate larger gallery spaces and artist's educational/work resources, expanding on what PVA has already accomplished, is really thrilling. And I will work to help them accomplish that goal.

I hope you will look on this project favorably.

Sincerely,

Sara Friedlander



City Council <citycouncil@cityofwatsonville.org>

PV Arts Center

Rosalynd Martinez <rozmartinez11@gmail.com>
To: citycouncil@cityofwatsonville.org

Tue, Nov 10, 2020 at 4:16 AM

Hi -

I support the move of PV Arts Center to Porter Bldg on Main Street. This will not only benefit our youth in the community but it will also be a great asset to our downtown community.

When I think about the future of our youth I think about how can we ensure we keep our youth occupied with stimulation of their mind and body. Growing up in Watsonville we had the youth center at Ramsey park and this was a staple to my growing up. It was something that I always looked forward to after school because it was a safe community.

I believe that the PV art center will do the same, especially after looking at the staggering number of art affiliated resources Santa Cruz has vs Watsonville. When Watsonville has nearly double the amount of youth.

Thank you

Rosalynd Martínez



City Council <citycouncil@cityofwatsonville.org>

Porter Building

Araceli Lopez <aracelilrod87@yahoo.com>
To: citycouncil@cityofwatsonville.org

Tue, Nov 10, 2020 at 8:24 AM

Good morning city council,

As a mother and lifelong resident of Watsonville I ask you accept PVAs bid to purchase the porter building downtown. The location is perfect, across from the library my daughter and I can get some books and check out local art. I would not take her to an Italian restaurant downtown as we have plenty of local options to chose from already, I would have no reason to take her to a small hotel upstairs. Please keep our community in mind when making this decision, as a resident of district seven, I ask you represent us in accepting PVAs bid to purchase the porter building today.

Thank you,
Araceli



City Council <citycouncil@cityofwatsonville.org>

Support of PVA

Lucien Kubo <lucienk@aol.com>
Reply-To: Lucien Kubo <lucienk@aol.com>
To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>
Cc: Lucien Kubo <lucienk@aol.com>

Tue, Nov 10, 2020 at 8:24 AM

Greeting to City Council members,

I hope you consider the PVA to be the new tenants in the Watsonville building. PVA is our only art gallery in Watsonville. It has provided decades of special events and wonderful exhibits that reflect the rich culture of both Watsonville and Santa Cruz county. It has been almost twenty years that I have been coming to see their events. As an Asian American artist I feel welcomed and included in their exhibits. I learn so much when I attend their activities, especially the Day of the Dead, Mi Casa es tu Casa, Art in the Garden, other curated exhibits such as Campesinos and see the diversity of talents in their annual member's show.

PVA has grown to be such a safe and professional space for the community to gather, create and enrich the Watsonville community.

Thank you for your consideration.

Sincerely,

Lucien Kubo



City Council <citycouncil@cityofwatsonville.org>

Porter Building

Alejandro Grijalva <artbyalejandro2018@gmail.com>

Tue, Nov 10, 2020 at 8:50 AM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

As an artist that was born and raised in Watsonville , having PVA expand to the porter building will allow artists(young artists especially) to have a place where they could network with other local artists, learn from each other and together build a more positive community.



City Council <citycouncil@cityofwatsonville.org>

Porter Building

VanDan <ivan.whitehawk@gmail.com>

Tue, Nov 10, 2020 at 9:10 AM

To: citycouncil@cityofwatsonville.org

Greetings council members. I encourage you all to support the proposal presented by the PV Arts for the future of the Porter building.

Having the Arts present is vital to a healthy community, you can find reports on how it prevents/ reduces crime, engages young people on a positive path, provides cognitive and creative exercise to older people. The outcome of art programs is something that is measurable and can be modified to meet the needs of the community. There are many talented artists in Watsonville today and sadly limited space- if any for a collective site to showcase their skills & abilities. It is time to have such a place, doing so will benefit the community to a larger scale for generations to come.

Thank you.

Ivan Hernandez



City Council <citycouncil@cityofwatsonville.org>

Closed session agenda item C, Porter building

vere atilano <vere_atilano@yahoo.com>

Tue, Nov 10, 2020 at 9:39 AM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Hello,

I ask you accept PVAs bid to purchase the porter building. I understand the timeline is longer, but much more worth it. Our community has waited a long time for an opportunity like this one, we appreciate and will support PVAs efforts in creating this lovely space for our community. I ask again you please accept PVAs bid to purchase the porter building and invest in us as a community and the arts. It is the only and best choice for our community.

Thank you,
Verenisse
District 7



City Council <citycouncil@cityofwatsonville.org>

Porter Building Art Center

Susan Gilchrist <sue_gilchrist@icloud.com>

Sun, Nov 8, 2020 at 6:17 PM

To: citycouncil@cityofwatsonville.org

Dear City Council Members,

I believe that you have a unique opportunity to add vitality to Watsonville's downtown by approving the Pajaro Valley Arts proposal to create a gallery and art space in the Porter Building. People like me will be drawn back downtown to see art exhibits or take a class, and then we are likely to look for a restaurant or visit a retail business or go to the Friday Farmers Market. While our current pandemic limits these experiences now, in the future cities like Watsonville that give people a reason to go downtown, will thrive again.

You have already done a great job with the library and it's murals and you have another chance with the Porter Building. There are many wonderful artists in Watsonville and young people who want to express themselves. Let's also support them!

Thank you for your public service in these challenging times.

Susan Gilchrist
Retired County Employee
Printmaker



City Council <citycouncil@cityofwatsonville.org>

Porter Building

Erika Perloff <erikaperloff@gmail.com>
To: citycouncil@cityofwatsonville.org

Sun, Nov 8, 2020 at 6:56 PM

Dear Council Members,

I am writing in support of the Pajaro Valley Arts' (PVA) proposal to purchase the Porter Building. I am a local artist and have participated in PVA exhibits for many years. I have always found these shows to be carried out with professionalism and been impressed by the large crowds they attract. PVA is a valuable asset to the Watsonville community and to the greater Santa Cruz County art community. They have consistently created free and dynamic programming to the community and enriched the local art scene. PVA's programs are attended by a wide spectrum of community members including local students, seniors, art buyers, art makers and varied community groups. The purchase of the building would allow them to expand their programming, work closely with local school and after-school groups, and create a more vibrant center for art in the south county. By providing a visible hub for art events in the downtown area, the new art center would make art accessible to more people, and bring more people downtown who will bring their shopping and dining dollars with them. Envision a typical day at the new PVA center! In the morning a senior chorale group practices while in the room next-door volunteers hang the new Mi Casa/Tu Casa exhibit. In another gallery, local third graders visit a photography exhibit on an art field trip, and are introduced at a young age to the value of appreciating art in person. In the afternoon, adults attend a class on mosaic making while a local theater group rehearses their play in the new theater. In the evening people come from all over the region and beyond to attend the opening of the photography exhibit. There they meet friends and neighbors and feel the excitement of seeing the world through artists' eyes. Then they walk to downtown restaurants for dinner. I have no doubt that the team at PVA can and will raise the funds and carry out the project if selected. PVA is a jewel of an organization and should be given more room to shine.

Thank you,
Erika Perloff



City Council <citycouncil@cityofwatsonville.org>

New eComment for City Council on 2020-10-27 4:00 PM - Remote Teleconference Meeting

noreply@granicusideas.com <noreply@granicusideas.com>
To: citycouncil@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Sun, Nov 8, 2020 at 6:57 PM



New eComment for City Council on 2020-10-27 4:00 PM - Remote Teleconference Meeting

Fred Mindlin submitted a new eComment.

Meeting: City Council on 2020-10-27 4:00 PM - Remote Teleconference Meeting

Item: A. 20-603 PRESENTATION BY TWO RESPONDENTS TO REQUEST FOR PROPOSALS FOR SALE OR LEASE OF REAL PROPERTY - PORTER BUILDING: PAJARO VALLEY ARTS AND WATSNEWS LLC. (REGISTER PAJARONIAN)

eComment: I am writing to express the strongest possible support for the Pajaro Valley Arts proposal for the Porter Building. As a classroom teacher in Watsonville, I regularly brought my students to see and participate in exhibits and events at the Gallery. I also had the privilege to serve on the Board of Directors of PVA for many years. As a lifelong arts educator and arts education advocate, I know from experience the joy and learning that come from participation in and appreciation of the arts. For adults in the community, there are also tremendous benefits in shared experience and mutual understanding through the arts. Please support this wonderful proposal!

[View and Analyze eComments](#)

This email was sent from <https://granicusideas.com>.

[Unsubscribe](#) from future mailings



City Council <citycouncil@cityofwatsonville.org>

The PVA application for the Porter Building

Dolores Manning <dmanning806@gmail.com>

Sun, Nov 8, 2020 at 10:00 PM

To: citycouncil@cityofwatsonville.org

Dear Council Members. PVA has done a remarkable job of producing high quality exhibits, inspiring artists and involving the community in memorable activities. Although I live in Aptos, not Watsonville, I have attended almost every exhibit for many years. I think it is the best thing in the art world anywhere around the Monterey Bay. When I have out of town guests it is the number one thing on our activity list, coupled with a lunch in Watsonville, and my guests look forward to repeat visits to the exhibits. I am not an exhibiting artist, but am very happy to make a membership contribution each year, as the gallery has provided me with so much pleasure over the years. Dolores Manning



City Council <citycouncil@cityofwatsonville.org>

11/10 Closed Session--agenda item C

GAYLE T ORTIZ <gayle@gocapitola.com>

Mon, Nov 9, 2020 at 6:23 AM

To: citycouncil@cityofwatsonville.org

Dear Staff and Council members,

Although I am not a citizen of Watsonville I am writing to encourage you to help the Pajaro Valley Arts acquire the Porter Building for a community arts center.

I know from experience that art is good for communities in many ways, not the least of which is bringing revenue to a city, both in increased tourism and local business.

A vibrant arts community has helped many small towns grow into a destination that brings dollars through lodging, dining and other services.

I hope you will find a way to help them achieve this goal that will be so good for the Watsonville area in so many ways.

Thank you for your consideration and all the work you do,

Gayle Ortiz
Gayle's Bakery & Rosticceria
Past Capitola City Mayor
Past Capitola Art & Cultural Commissioner



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Porter Building

Leslie Lazo <lazolesliee@gmail.com>

Mon, Nov 9, 2020 at 6:36 PM

To: felipe.hernandez@cityofwatsonville.org, cityclerk@cityofwatsonville.org, aurelio.gonzalez@cityofwatsonville.org, lowell.hurst@cityofwatsonville.org, andrea.curtis@cityofwatsonville.org, francisco.estrada@cityofwatsonville.org, Rebecca Garcia <rebecca.garcia@cityofwatsonville.org>, trina.coffman@cityofwatsonville.org, ari.parker@cityofwatsonville.org

To all who are concerned:

I am contacting all of you because I **support the Pajaro Valley Arts Center** acquiring the Porter Building. I believe they are a great organization that can help Watsonville youth explore their artistic inclinations and help prevent them from turning to criminal activities for fun.

For a population of over 50,000, Watsonville only has a couple of art spaces to serve the community. As others may have pointed out, Santa Cruz, which has only a couple thousand more people than Watsonville, has 71 art spaces, while Watsonville **only has 14!** That is an embarrassing ratio, and we must do something to even out the gap, which is why I urge you all to **allow Pajaro Valley Arts Center** to acquire the Porter Building. Our youth and community *need* this building for their future, and for the better of Watsonville!

If you still need more convincing as to why you should approve Pajaro Valley Arts Center, I have linked two studies, the first one is more concise, while the latter provides more evidence.

Best Regards,

Leslie Lazo

[Arts and Performances for Prevention
Art, Crime, and the Image of the City](#)



City Council <citycouncil@cityofwatsonville.org>

Porter Building

Earleen Overend <eowp@comcast.net>

Mon, Nov 9, 2020 at 8:25 AM

To: citycouncil@cityofwatsonville.org

Dear City Council,

I strongly support the Porter Building becoming the permanent home for the PVA. The PVA has proved itself to be one the the top art organizations in our county. Having a larger permanent space will enable the PVA to provide more activities (including educational activities for adults and children) than they have been able to offer in their current space.

I hope you will approve this.

Earleen Overend
long supporter of the PVA



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

City Council Concerns/Gentrification in Watsonville

Dustin Fernandez-Espinoza <dufernesp12@gmail.com>

Tue, Nov 10, 2020 at 10:35 AM

Bcc: cityclerk@cityofwatsonville.org

Hello,

My name is Dustin Fernandez-Espinoza and I live within the city limits of Watsonville. I am emailing all of the city council members to express my concerns about gentrification in the city. I do not like the idea of these so-called "boutiques" to be established in the city as the population of Watsonville consists of low-income minorities that don't have the money to be shopping at these boutiques and only plan to bring money in from white folk. Also, the presence of these white businesses will make rent and mortgage skyrocket and make it individuals like myself to maintain a salary to pay rent. California is one of the most expensive states to live in. Older homeowners who are still paying off their mortgage will have it more challenging with their mortgage rates rising if this occurs in Watsonville. I wish city council members will listen to the people because artists around Watsonville need a space to display their art that reflects the community. Watsonville artists need to have a voice and space, rather than a few boutiques that will never benefit them. Please don't whitewash Watsonville.

--

Best,
Dustin Fernandez-Espinoza

To: Watsonville Manager, Mayor and City Council
From: Judy Doering Nielsen
Subject: Public input, Porter Building

NOV 10 '20 AM 11:29
Received
Watsonville
City Clerk

I read the article in the Register-Pajaronian regarding the Porter Building and was shocked at the Council Discussion. When I was mayor we talked about "Diversity" and through the years, since then, Watsonville is now over 85% Hispanic so "Diversity" doesn't matter anymore.

Councilmember Estrada's comment, "If I wanted to go to one of those places I could easily go over the hill", certainly doesn't say much for Watsonville. Watsonville currently caters to the Hispanic population with the majority of restaurants featuring Mexican food. Perhaps if Watsonville was more welcoming to a "Diverse" population, it could once again have a thriving downtown that welcomes everyone. An Italian restaurant and wine bar would be a welcome addition to the downtown. To characterize Watsonville, as quoted by the Register-Pajaronian, as having to cater to "low-income and Spanish-speaking residents and that it (the restaurant-wine bar did not represent or celebrate the community" is a **blatant racist comment** that should not be tolerated. There are many middle income and high income Hispanic people living in Watsonville, and they too should be represented, as should the Asians, Northern Europeans and others of various ethnic backgrounds. The council is elected to represent everyone, not a select group.

Thank you

Judy Doering Nielsen
264 Oak Hill
Watsonville, CA 95076
831-588-0839
judydnielsen@sbcglobal.net



City Council <citycouncil@cityofwatsonville.org>

Porter Building

Andrea Castillo <andrea.castillo777@gmail.com>

Tue, Nov 10, 2020 at 12:06 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Greetings Council Members,

I am writing this email to show my support for the Pajaro Valley Arts proposal. I would love to see our city show more support for our local artists. I fantasize about different members of our community coming together and bonding over art and hearing each other's stories. After the year we've all had and once this pandemic is over, I believe this would be excellent way to bring members of our community together from different backgrounds. I am not opposed to the idea of bringing in local business to Watsonville further down the line but I believe the Porter Building should be reserved specifically for the Pajaro Valley Arts center. It's in a perfect location right across the street from the library. It's close to the plaza and close to the Youth Center all which are already used for local events. I would love to see the city host community events where the library, the Youth Center, and the plaza are all a part of a single event. Perhaps, different exhibits at each of these locations on First Fridays. Something along those lines. Think about all the wonderful events the city could host for our residents! We want our downtown to consist of services and organizations that directly benefit our community and the people currently living in Watsonville. I would love to see downtown as a "hub" with city buildings, services, and recreational activities that all serve our people. It's time to put the "community" back in Watsonville.

Thank you for your time,
Andrea Castillo



City Council <citycouncil@cityofwatsonville.org>

Porter Building

Alma Partida <almampartida@gmail.com>

Tue, Nov 10, 2020 at 12:21 PM

To: citycouncil@cityofwatsonville.org

To whom it may concern,

My name is Alma and I was born and raised in Watsonville but have since been priced out. I live in Santa Cruz where the cost of living is nearly as much as Watsonville now, but in comparison, there are jobs available that pay a livable wage.

As an educator in Santa Cruz I have seen first-hand the stark differences in raising children here as compared to Watsonville. From the top of my head I can name the most prominent differences: 1. Partnerships between the Santa Cruz County BookShop/Santa Cruz County Libraries directly with our Public School Libraries, we frequently have Live Zooms with Authors such as Dan Pikley—creator of the Captain Underpants books...There is no such partnership that exists for the youth in Watsonville 2. We have the Tannery Arts Center which has provided our students a direct opportunity at making and presenting art and that is just ONE of the many centers...Watsonville youth has one 3. We have dozens of wetland and nature trails...Watsonville has one. 4. We have soccer fields that don't require a membership to join and anyone can access for a quick pickup game, i.e. at Depot Park...Watsonville does not have that. 4. We have many boys and girls clubs as well as Campus Kids Connections (CKC) clubs after-school...besides the ONE YMCA and some after-school clubs/park and recs buildings, Watsonville also has nothing within walkable distance for the youth.

I could go on all day.

It is truly disheartening that when activities for the youth are either on the chopping block or in the beginning stages of proposal, they are the first to be cut. Especially when the youth has truly nothing to do.

For me, the Watsonville Public Library was my saving grace. That place was within walking distance to me and I went there every day after-school. I have a master's degree and have presented at conferences worldwide and I owe it all to the Watsonville public library.

It was my safe haven and when I heard that there was a possibility at opening another haven, just down the street, I would have thought that it was a for sure green light.

The fact that this wasn't approved, that it requires multiple meetings, that it requires public outcry....The fact that I am writing this email RIGHT NOW to air out grievances in order for it to happen says everything we need to know about Watsonville. The fact that it was not an automatic YES whereas if this was Santa Cruz, construction would already be beginning...it is just baffling...

Last but not least, the tides are changing. Santa Cruz is now the place all the San Francisco Families are coming to raise their children. They are settling down here and thus, we are seeing the ripple effects of families from Santa Cruz moving into Watsonville.

The youth of Watsonville, now more than ever, needs a reason to stay. They need spaces to feel like Watsonville is home because it is, but for many of them, their home is becoming unattainable.

The proposed restaurant/boutique hotel would further that push and drastically increase gentrification. It would attract those San Francisco newbies further into Watsonville.

My vote is for the porter building to go to its rightful beneficiary, and that is the PV arts.

Best,
Alma P.



City Council <citycouncil@cityofwatsonville.org>

Bids for the Porter Building

Yesenia Jimenez <yeseniajduran@gmail.com>

Tue, Nov 10, 2020 at 12:35 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Hello City Council Members,

I am writing in support of PVA winning the bid for the porter building. They already do work here in the community to bring people together.

It would be better for our youth to have more places to express themselves than to turn the porter building into a new "boutique hotel" and "first class restaurant."

I understand that Watsonville is changing. In the last meeting there was conversations about looking to the future, but who do we want the future to be for? Yes we can not stop gentrification but we can slow it down. By accepting the bid to go to a boutique hotel the city council is sending the message that we are ready to cater to the people moving in from Silicon Valley and that we will put their needs over the needs of long time Watsonville residents.

An art center is still trendy like a boutique hotel with the very important difference that it's for the whole community not just for the few who can afford a first class restaurant.

Sincerely,

Yesenia



City Council <citycouncil@cityofwatsonville.org>

Porter building

Magdalena Duran <elenaduran1953@gmail.com>

Tue, Nov 10, 2020 at 12:51 PM

To: citycouncil@cityofwatsonville.org

Hola,

Mi nonbre es Magdalena estoy escribiendo este correo electronico en apollo de PVA. Espero que ellos puedas mover su local al edificio Porter. Me gusta lo que hacen para la comunidad.

No se me hace necesario un restaurante caro y mucho menos un hotel mientras el precio de la Renta sigue subiendo. He vivido aqui desde 1987 y es muy triste ver ahora que a mucha gente no le alcanza el dinero para vivir aqui.

- Magdalena Duran



City Council <citycouncil@cityofwatsonville.org>

PVA bid for the porter building

Mushu Pork <mushupork53@gmail.com>

Tue, Nov 10, 2020 at 1:02 PM

To: "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>

Hello city council,

My name is Kylie Imperio. I'm a student at WHS and I would like the bid to go to PVA because I think it would be nice to have an art space to hang out close to my school and close to the library and youth center. Downtown doesn't have a cool art space like a lot of other cities and I think it would make it look nice.

I don't think we need a hotel if we already have some around town and there is a new one being built by the red roof inn. Also I don't think many people would go to a fancy restaurant.

Thank you for your time,

Kylie Imperio



City Council <citycouncil@cityofwatsonville.org>

Porter Building Sale

S-H P <shparmet@ucsc.edu>

Tue, Nov 10, 2020 at 1:03 PM

To: citycouncil@cityofwatsonville.org

I am writing in support of the Pajaro Valley Arts Council's application to purchase the Porter Building. Their plan would create a badly needed community space for artists and would make art accessible to our community. Watsonville has nothing similar to the Tannery. While this won't be a residential site, under PVAC's plan the space will become the sort of arts hub that the Tannery is in Santa Cruz.

The alternate proposal for a restaurant and micro hotel may bring tourists to Watsonville, but it won't build community the way PVAC's plan will.

Sincerely,

Sarah-Hope Parmeter

--

Sarah-Hope Parmeter

Lecturer in Writing

University of California, Santa Cruz

Preferred pronouns: she/them (I am comfortable with both)

If you are sending me paper/non-electronic materials, please be sure they are 16 pt. type or larger.

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you have received this email in error, please delete and immediately contact the sender.



City Council <citycouncil@cityofwatsonville.org>

PVAC and the Porter Building

Melissa West <melissa@mswest.com>

Tue, Nov 10, 2020 at 1:12 PM

To: citycouncil@cityofwatsonville.org

I am writing to wholeheartedly support the Pajaro Valley Arts Council's bid to occupy the Porter Building.

PVAC has served so many segments of the community with an amazing array of interesting and innovative art exhibits.

Some that come to mind are last year's show on the power of voting; the annual Mi Casa Es Su Casa exhibit; the Campesinos show that recently closed; and the periodic plain aire shows that send artists out throughout the Watsonville area to paint the unique beauty of our hills and fields.

Full disclosure: I am a local artist, and would directly benefit from an expanded PVAC. But when I heard about the possibility of PVAC owning the Porter Building, my first thought was genuine excitement about how much more the PVAC would be able to do to expand its programs for the community. Think of how many more groups of students could visit; what workshops the PVAC could offer; how many more poetry readings, lectures, artist talks, etc the organization could present. The PVAC has shown a true commitment to fostering the arts throughout all the communities that reside in Watsonville.

Watsonville has shown a great commitment to the arts. I hope the Council will continue to present Watsonville as a champion of and home for the arts, and grant ownership of the Porter Building to the Pajaro Valley Arts Council.

Thank you.

Melissa

Melissa West
451 Tuttle Ave.
Watsonville CA. 95076
831-319-0206
melissa@mswest.com



City Council <citycouncil@cityofwatsonville.org>

Porter Building comments

Jacob Martinez <jacob@digitalnest.org>
To: Citycouncil@cityofwatsonville.org

Tue, Nov 10, 2020 at 1:32 PM

Dear City Council,

I would like to record a comment regarding the Porter Building. First, I want it to be clear that the Digital NEST is not pursuing the building in partnership with the Pajaronian. I spoke with the CEO of the Pajaronian, Dan, back in November of 2019 and there was no mention of a restaurant or boutique hotel. The Digital NEST is not interested in that partnership.

Second, I would like to voice my support of the PV Arts in the Porter building. This center will be a tremendous asset to the community, the arts, youth, and will attract visitors to the downtown.

Thank you,
Jacob

Jacob Martinez | Executive Director | Digital **NEST**  | T: [831-331-7419](tel:831-331-7419) | [LinkedIn](#) | digitalnest.org | Preferred pronouns: he/him/his



City Council <citycouncil@cityofwatsonville.org>

Yes to PVA Proposal for the Porter Building!

Jessica Yazmin Herrera <jyazmini@gmail.com>

Tue, Nov 10, 2020 at 2:04 PM

To: citycouncil@cityofwatsonville.org

Hi City Council,

I would like to show my support for PVA's bid on the Porter Building. I am a Board member of the Watsonville Film Festival and we struggle with finding a good, affordable space to share our films every year. We've seen first hand that the community needs more spaces to share their art and culture. Especially after the pandemic, a space like this will be very healing to the community. The Porter Building is a prime location for something like this. In terms of attracting folks, we've seen that things like the film festival and PVAs exhibits also attract people from outside of the community and in addition to spending money here, they also come to learn about cultures different from their own through art and film.

A fancy bed and breakfast sends the wrong message to the community and people outside the community that the city is prioritizing bringing in money from outside instead of making the long term investments in the people from the community needed to see a city thrive from within. Bed and breakfasts can come later and hopefully businesses like that will come from up and coming business owners in the area and not people who seem to be out of touch with the community they are coming into. And how much of a slap in the face is it to local businesses who are struggling right now- especially during COVID, to see that spaces are being taken over by folks with way more resources that they are going to have to compete with. Let's support our existing local businesses too!

--

Jessica Yazmin Herrera



City Council <citycouncil@cityofwatsonville.org>

Closed session agenda item C

yesenia molina <yesenia@digitalnest.org>
To: citycouncil@cityofwatsonville.org

Tue, Nov 10, 2020 at 2:20 PM

To be read during the city council meeting.

Hello,

My name is Yesenia Molina, I am a lifelong resident and artist of Watsonville. I have grown up in the arts and have seen time and time again how arts and artists have not been supported in our community. It is your turn to make the difference in the lives of many youth and adults alike. Please vote to pass the PVA Proposal. Don't be bought by the Gentrifying ideas that were shared with us all at the last meeting. Listen to the community and vote correctly. P\Invest in our community and pass the PVA Proposal.

--

Yesenia Molina
Digital Nest,
Salinas Site Manager



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

Sale of Porter Building

Clark Codiga <clark@oaktreeprop.com>

Tue, Nov 10, 2020 at 2:56 PM

To: Ari Parker <ari_parker@pvusd.net>, Trina Coffman-Gomez <trina.coffman@cityofwatsonville.org>, "Rebecca Garcia (rebecca.garcia@cityofwatsonville.org)" <rebecca.garcia@cityofwatsonville.org>, "Lowell Hurst (lowell.hurst@cityofwatsonville.org)" <lowell.hurst@cityofwatsonville.org>, "Felipe Hernadez - Watsonville City Council (felipe.hernandez@cityofwatsonville.org)" <felipe.hernandez@cityofwatsonville.org>, "Matt Huffaker - City Of Watsonville (matt.huffaker@cityofwatsonville.org)" <matt.huffaker@cityofwatsonville.org>, "Aurelio Gonzalez (audigon1@gmail.com)" <audigon1@gmail.com>, "beatriz.flores@cityofwatsonville.org" <beatriz.flores@cityofwatsonville.org>, "francisco.estrada@cityofwatsonville.org" <francisco.estrada@cityofwatsonville.org>, "cityclerk@cityofwatsonville.org" <cityclerk@cityofwatsonville.org>

Dear Council Members,

It has come to our attention recently that the City is considering two competing offers for the sale of the Porter Building.

Before making any decision the Council should review a complete financial analysis of both projects and their corresponding economic benefits to downtown and the community. Therefore, we respectfully ask the Council to *complete and review the analysis before* making any decisions and defer your vote until 12/8/20. This will also allow more public input. Almost everyone we have spoken with have no knowledge of the competing offers and proposed uses.

We would like state that PV Arts are a wonderful organization and we have supported them for years. However, we are concerned due to the incredible renovation expense that it may not be realistic for them to take on such a huge project. We look forward to supporting the PV Arts at a future location downtown. As a non-profit they will remove the Porter Building from the Assessor Real Estate Tax Roll which help fund our community.

The Good Times proposal is extremely exciting. We have served on countless Downtown Task Force, Revitalization Committees, Community Input Meetings etc. The Good Times includes many items on the Committees and Community lists, including:

1. New Casual Restaurant by established Restaurateur employing local workers and focusing on locally sourced Pajaro Valley Farms, Vineyards and Vendors. Training our youth and young adults in the Culinary Arts. Patrons will attend cultural/music events at the Mello Center, Fox Theater, Plaza etc. and shop downtown. All generating Sales Tax for City.
2. Hotel – providing a downtown location for visitors to stay and support downtown. Generating 11% Transient Occupancy Tax.
3. Creative Office Space – provide local well-paying jobs, deterring workers from commuting, creating demand for other supportive businesses downtown.

This is not a choice between PV Arts and the Good Times, which are both wonderful organizations. But, determining what option is best for the overall health and improvement of our community. The Good Times proposal encompasses what the local, Watsonville Community expressed for decades and envisioned for the future of Downtown. Our support also includes the strong support for the Good Times from our Tenants. This project will attract other business and services to help fill the nearly 25% vacancy rate in Downtown Watsonville.

Thank you for your time and consideration.

Best regards,

Clark Codiga and Chris Codiga

Oaktree Property Company
936 East Lake Avenue
Watsonville, CA 95076
Mobile: 831.325.1744
Office: 831.722.9922
Fax: 831.722.9920

Confidentiality Notice: This message (including any attachments) contains confidential information intended for a specific recipient and purpose, and is protected by law. If you are not the intended recipient, you should delete this message. Any disclosure, copying, or distribution of this message, or the taking of any action based on it, is strictly prohibited.

CITY OF WATSONVILLE
FINANCE DEPARTMENT
SUMMARY OF DISBURSEMENTS
WARRANT REGISTER DATED 10/7/2020 to 11/3/2020

FUND NO.	FUND NAME	AMOUNT
120	BUSINESS LICENSE REFUND	119.00
130	EMPLOYEE CASH DEDUCTIONS FUND	1,405,551.85
150	GENERAL FUND	953,729.60
170	INVESTMENTS	827.05
202	REDEVELOPMENT OBLIG RETIREMENT	219.46
204	REDEVELOPMENT HOUSING FUND	8,805.00
205	COMMUNITY DEV BLOCK GRANT	24,929.14
209	H.O.M.E. GRANTS	13.25
221	INCLUSIONARY HOUSING	5,000.00
246	CIVIC CENTER COMMON AREA	38,892.55
250	LIBRARY FUND	45,140.33
260	SPECIAL GRANTS	221,211.83
291	CANNABIS REVENUE FUND	6,409.23
305	GAS TAX	22,949.29
306	SB 1-GAS TAX FUNDING	225.00
309	PARKING GARAGE FUND	11,025.98
310	SALES TAX MEASURE G	39,976.80
312	MEASURE D	113,085.54
344	IMPACT-EAST HIGHWAY 1 AREA	6,741.68
354	SPECIAL DISTRICT FUNDS	1,437.15
710	SEWER SERVICE FUND	632,649.43
720	WATER OPERATING FUND	832,065.47
730	AIRPORT ENTERPRISE FUND	123,963.27
740	WASTE DISPOSAL FUND	768,656.27
741	LANDFILL CLOSURE	9,728.50
765	COMPUTER REPLACEMENT FUND	331.65
780	WORKER'S COMP/LIABILITY FUND	171,505.52
787	HEALTH INSURANCE FUND POOL	632,257.87
790	INFORMATION & TECHNOLOGY ISF	4,321.08
820	NARCOTICS FORFEITURE PENDING	125.00
TOTAL		6,081,893.79
TOTAL ACCOUNTS PAYABLE 10/7/2020 to 11/3/2020		4,676,341.94
PAYROLL INVOICES		1,405,551.85
TOTAL OF ALL INVOICES		6,081,893.79

Check Register

For the Period 10/7/2020 through 11/2/2020

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0120	J P CUSTOM ROOFING	40702	10/27/2020	REFUND	REFUND OVERPAYMENT BUS LICENSE	\$119.00
	Fund Total					\$119.00
0130	AFLAC	40296	10/9/2020	68302	Payroll Run 1 - Warrant 201009	\$9,560.30
		40584	10/23/2020	68803	Payroll Run 1 - Warrant 201023	\$9,430.68
	BENEFIT COORDINATORS CORPORATION	40297	10/9/2020	68287	Payroll Run 1 - Warrant 201009	\$4,030.83
		40585	10/23/2020	68791	Payroll Run 1 - Warrant 201023	\$966.03
	CA STATE DISBURSEMENT UNIT	637	10/8/2020	68304	Payroll Run 1 - Warrant 201009	\$4,054.34
		643	10/22/2020	68805	Payroll Run 1 - Warrant 201023	\$3,862.80
	CINCINNATI LIFE INSURANCE CO	40298	10/9/2020	68301	Payroll Run 1 - Warrant 201009	\$45.13
		40586	10/23/2020	68802	Payroll Run 1 - Warrant 201023	\$45.13
	CITY EMPLOYEES ASSOCIATION	40299	10/9/2020	68289	Payroll Run 1 - Warrant 201009	\$450.00
	COLONIAL LIFE & ACCIDENT INS	40300	10/9/2020	68290	Payroll Run 1 - Warrant 201009	\$198.40
		40587	10/23/2020	68793	Payroll Run 1 - Warrant 201023	\$198.40
	COUNTY OF SANTA CRUZ-SHERIFF-CORONER	40301	10/9/2020	68291	Payroll Run 1 - Warrant 201009	\$604.60
		40588	10/23/2020	68794	Payroll Run 1 - Warrant 201023	\$604.60
	ICMA RETIREMENT TRUST 457	633	10/8/2020	68292	Payroll Run 1 - Warrant 201009	\$41,403.70
		632	10/8/2020	68308	Payroll Run 1 - Warrant 201009	\$3,362.94
		639	10/22/2020	68795	Payroll Run 1 - Warrant 201023	\$42,183.19
		638	10/22/2020	68812	Payroll Run 1 - Warrant 201023	\$3,316.64
	OPERATING ENGINEERS LOCAL #3	40302	10/9/2020	68293	Payroll Run 1 - Warrant 201009	\$5,590.00
	PRE-PAID LEGAL SERVICES INC.	40303	10/9/2020	68305	Payroll Run 1 - Warrant 201009	\$207.20
	PROF FIRE FIGHTERS-WATSONVILLE	40304	10/9/2020	68294	Payroll Run 1 - Warrant 201009	\$2,465.00
		40589	10/23/2020	68796	Payroll Run 1 - Warrant 201023	\$2,465.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0130	PUBLIC EMP RETIREMENT SYSTEM	634	10/8/2020	68295	Payroll Run 1 - Warrant 201009	\$258,263.75
		640	10/22/2020	68797	Payroll Run 1 - Warrant 201023	\$272,683.83
	SALLY MCCOLLUM	40305	10/9/2020	68288	Payroll Run 1 - Warrant 201009	\$500.00
		40590	10/23/2020	68792	Payroll Run 1 - Warrant 201023	\$500.00
	SEIU LOCAL 521	40307	10/9/2020	68296	Payroll Run 1 - Warrant 201009	\$1,285.93
		40306	10/9/2020	68307	Payroll Run 1 - Warrant 201009	\$25.00
		40592	10/23/2020	68798	Payroll Run 1 - Warrant 201023	\$1,290.99
		40591	10/23/2020	68811	Payroll Run 1 - Warrant 201023	\$25.00
	STATE OF CALIFORNIA TAX BOARD	40308	10/9/2020	68298	Payroll Run 1 - Warrant 201009	\$100.00
		40593	10/23/2020	68800	Payroll Run 1 - Warrant 201023	\$365.00
	WAGeworks INC	40309	10/9/2020	68303	Payroll Run 1 - Warrant 201009	\$4,138.27
		40594	10/23/2020	68804	Payroll Run 1 - Warrant 201023	\$4,061.35
	WATSONVILLE POLICE ASSOCIATION	40310	10/9/2020	68299	Payroll Run 1 - Warrant 201009	\$7,274.00
	WIRE TRANSFER-IRS	636	10/8/2020	68300	Payroll Run 1 - Warrant 201009	\$293,424.35
		642	10/22/2020	68801	Payroll Run 1 - Warrant 201023	\$302,076.78
	WIRE TRANSFER-STATE OF CALIFORNIA	635	10/8/2020	68297	Payroll Run 1 - Warrant 201009	\$61,287.91
		641	10/22/2020	68799	Payroll Run 1 - Warrant 201023	\$63,204.78
	Fund Total					\$1,405,551.85
0150	4LEAF INC.	40596	10/27/2020	J3584D	FIRE PLAN REVIEW/BLDG INSPECT/	\$2,604.16
	A L LEASE COMPANY, INC	40556	10/14/2020	9/30/2020	REPAIR SUPPLIES	\$235.24
	A.M. LEONARD	40597	10/27/2020	C120102421/so2016904	9/10/20-TOOLS FOR PARK STOREROOM AND VISTA.	\$487.69
		40597	10/27/2020	CI20095907/SO2016904	8/20/20-INVCi20095907/SO20169042 - GARDENING TOOLS	\$583.75
	A-1 JANITORIAL SERVICE	40313	10/13/2020	7726	AUGUST 2020 JANITORIAL SERVICES FOR LIBRARY	\$300.00
		40313	10/13/2020	7750	JANITORIAL SERVICES	\$300.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ACE HARDWARE	40568	10/21/2020	09/30/2020	SUPPLIES	\$18.83
		40568	10/21/2020	09/30/2020	SUPPLIES	\$16.37
		40568	10/21/2020	09/30/2020	SUPPLIES	\$15.27
		40568	10/21/2020	09/30/2020	SUPPLIES	\$52.40
		40568	10/21/2020	09/30/2020	SUPPLIES	\$570.21
		40568	10/21/2020	09/30/2020	SUPPLIES	\$299.84
		40568	10/21/2020	09/30/2020	SUPPLIES	\$79.41
		40568	10/21/2020	09/30/2020	SUPPLIES	\$107.28
		40568	10/21/2020	09/30/2020	SUPPLIES	\$16.38
		40568	10/21/2020	09/30/2020	SUPPLIES	\$21.83
	ADVANTAGE GEAR, INC	40599	10/27/2020	35049-1	BI-ANNUAL MOU UNIFORM ORDER-CARO, NAVARRO	\$322.70
	AIR EXCHANGE, INC.	40601	10/27/2020	91602834	Annual inspection & repair of Plymovent @ S1	\$391.39
		40601	10/27/2020	91602835	Annual inspection & repair of Plymovent @ S2	\$244.37
		40601	10/27/2020	91602873	St1 Plymovent repairs	\$821.24
	AIRTEC SERVICE,INC	40603	10/27/2020	14182	PREVENTATIVE MAINTENANCE	\$327.00
		40603	10/27/2020	13506	SERVICE TO A/C UNIT	\$347.46
		40603	10/27/2020	14154	SERVICE AT WPD- DOORS	\$888.00
		40603	10/27/2020	14652	SERVICE-INSTALL FAN MOTORS ON DAIKIN CU-1	\$1,221.00
	ALHAMBRA	40605	10/27/2020	15191775 091120	WATER SERVICE	\$26.00
	ALLSTAR FIRE EQUIPMENT, INC	40321	10/13/2020	225970	Foam for fire suppression	\$3,099.97
	ALYSSA BARRON	40325	10/13/2020	10/6	REFUND BASKETBALL	\$52.00
	AMERICA LEARNS, LLC	40326	10/13/2020	1892	LICENSE	\$5,500.00
	ANA MORENO	40330	10/13/2020	10/6	REFUND BASKETBALL	\$52.00
	ANALGESIC SERVICES, INC.	40331	10/13/2020	309273	SUPPLIES-OXYGEN	\$116.50

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	APTOS LANDSCAPE SUPPLY	40610	10/27/2020	530076	9/29/20-INV530076, MUZZIO PARK ADDED FIBER.	\$491.63
	ARRIAGA, JOHN	40612	10/27/2020	8262	CONSULTANT FOR LEGISLATIVE SER	\$625.00
	ASSOCIATION OF BAY AREA GOVERNMENTS	40335	10/13/2020	AR024046	FY-21 LEVELIZED CHARGE- NAT GAS	\$545.60
		40335	10/13/2020	AR024046	FY-21 LEVELIZED CHARGE- NAT GAS	\$204.60
		40335	10/13/2020	AR024046	FY-21 LEVELIZED CHARGE- NAT GAS	\$2,318.80
		40335	10/13/2020	AR024046	FY-21 LEVELIZED CHARGE- NAT GAS	\$545.60
	AT&T	40336	10/13/2020	138890696 09/17/2020	INTERNET/TV SERVICES	\$211.39
		40614	10/27/2020	292375992-9/24	SERVICE	\$156.17
	AT&T-CAL NET 2	40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$15.43
		40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$924.23
		40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$49.19
		40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$79.22
		40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$15.37
		40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$63.80
		40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$720.78
		40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$310.11
		40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$1,048.84
		40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$2,361.37
		40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$21.81
	AUTO CARE LIFESAVER TOWING	40338	10/13/2020	20-23700	TOWING SERVICES	\$54.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	AUTO CARE LIFESAVER TOWING	40617	10/27/2020	20-23794	JUMPSTART FOR WPD VEHICLE	\$54.00
	AVILA ELECTRIC	40618	10/27/2020	2598	9/20/20, INV2598 - INSTALLED PLAZA TIMER	\$778.99
	BAKER & TAYLOR BOOKS	40340	10/13/2020	LS20090026	BOOK LEASING SERVICE	\$10,495.21
		40340	10/13/2020	L1073594-08/31/2020	BOOKS	\$814.18
		40340	10/13/2020	L5858864-08/31/2020	BOOKS	\$856.06
		40620	10/27/2020	C0116843-09/30/2020	BOOKS	\$296.00
		40620	10/27/2020	L4247564-09/30/2020	BOOKS	\$121.65
		40620	10/27/2020	L5858864-09/30/2020	BOOKS	\$1,003.88
		40620	10/27/2020	L1073594-09/30/2020	BOOKS	\$1,697.23
	BAUER COMPRESSORS	40341	10/13/2020	268544	Oil for SCBA compressor St.1	\$105.00
	BEST BAG COMPANY	40346	10/13/2020	2660	POOP BAGS FOR PARKS	\$1,010.43
	BEST DOORS INC.	40347	10/13/2020	1132	Repairs and adjustments to St2	\$250.00
		40621	10/27/2020	1135	St2 Repairs to #1 door	\$600.00
	BEWLEY'S CLEANING, INC.	40348	10/13/2020	009394	JANITORIAL SERVICES	\$156.57
		40348	10/13/2020	009395	JANITORIAL SERVICES	\$296.70
		40622	10/27/2020	009393	PAL CLEANING SERVICES	\$467.75
	BILL FANNIN FENCING	40624	10/27/2020	SEPTEMBER 30, 2020-1	9/30/20- INV-SEPTEMBER 30, 2020-1, RAMSEY PARK SOC	\$420.00
		40624	10/27/2020	SEPTEMBER 30,2020-2	9/30/20- INV#SEPTEMBER 30, 2020-2, RAMSAY PARK BAS	\$840.00
	BRAINFUSE INC.	40351	10/13/2020	2009143	SUBSCRIPITON TO ONLINE SERVICES	\$5,400.00
	BRODART CO.	40627	10/27/2020	040352-100520	BOOKS	\$929.32
	BURTON'S FIRE APPARATUS, INC.	40628	10/27/2020	50462	FUEL CAP	\$51.47

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	C & N TRACTOR	40629	10/27/2020	09/29/2020	PARTS AND SUPPLIES	\$3,043.83
		40629	10/27/2020	09/29/2020	PARTS AND SUPPLIES	\$149.26
	CALIFORNIA COAST UNIFORM COMPANY	40354	10/13/2020	8242	K. Vojvoda - tailoring, gold pins	\$108.37
	CALIFORNIA DEPARTMENT OF TAX & FEE ADMINISTRATION	40569	10/21/2020	0-014-923-657	STG TANK FEE	\$1,382.00
	CAPE ACCOUNTING	40356	10/13/2020	09124	MEMBERSHIP RENEWAL	\$50.00
	CDW GOVERNMENT, INC.	40359	10/13/2020	1167825	FOUR FIBER CABLES TO USE AT LIBRARY	\$88.23
		40359	10/13/2020	1647748	COMPUTER SUPPLIES	\$492.77
	CENTER POINT LARGE PRINT	40360	10/13/2020	1787445	BOOK	\$142.92
		40360	10/13/2020	1793612	BOOKS	\$142.62
	CENTRAL COAST CRITICAL INCIDENT TEAM	40361	10/13/2020	2005081	DEBRIEFING DATE: 7/14/2020	\$437.50
		40361	10/13/2020	2005079	EAP Dates: 5/1, 6/30, 7/10, 7/22, 8/12/20	\$700.00
		40361	10/13/2020	2005080	EAP Dates 8/17, 8/20, 9/3	\$420.00
		40634	10/27/2020	2005097	EAP DATES: 8/17, 8/24, 8/31, 9/8, 9/18/20	\$700.00
	CENTRAL COAST LANDSCAPE & MAINTENANCE	40635	10/27/2020	21413	LANDSCAPE SERVICES- OCTOBER	\$400.00
	CENTRAL ELECTRIC	40636	10/27/2020	09/30/2020	SERVICE	\$24.30
	CHAZ CUSTOM EMBROIDERY & DIGITIZING	40364	10/13/2020	7576	T SHIRTS FOR ELECTION STAFF	\$305.93
	CHAZ TOWING	40638	10/27/2020	72684	VEHICLE MAINTENANCE	\$54.00
		40638	10/27/2020	72642	TOW	\$54.00
		40638	10/27/2020	72596	TOW	\$145.00
	CHEVROLET OF WATSONVILLE	40365	10/13/2020	236828	SERVICE	\$97.95
		40365	10/13/2020	237386	SERVICE	\$113.63
		40365	10/13/2020	236819	SERVICE	\$97.95
		40365	10/13/2020	236985	SERVICE	\$129.63

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	CIVICPLUS	40640	10/27/2020	205137	12/14/20 - INV#205137, SOFTWARE ANNUAL FEE FOR HOS	\$752.46
	COAST PAPER SUPPLY INC	40366	10/13/2020	599085	COVID-19 SUPPLIES, NITRILE GLOVE BOXES	\$1,289.15
		40366	10/13/2020	599084	COVID-19 SUPPLIES- NITRILE GLOVE BOXES	\$902.40
		40366	10/13/2020	599324	COVID-19 SUPPLIES	\$27.40
		40366	10/13/2020	599323	COVID-19 SUPPLIES- SOAP DISPENSER	\$456.66
		40366	10/13/2020	600186	COVID-19 SUPPLIES	\$144.21
		40366	10/13/2020	598689	COVID-19 SUPPLIES	\$946.65
		40366	10/13/2020	601668	RETURN- COVID19 SUPPLIES	(\$586.18)
		40641	10/27/2020	601669	PPE FOR LIBRARY STAFF	\$157.32
	CODE PUBLISHING	40368	10/13/2020	67704	MUNI CODE UPDATES	\$1,102.50
		40368	10/13/2020	67872	67872 MUNICIPAL CODE WEB UPDATE	\$176.25
	COLEY HEATH, ANITA	40369	10/13/2020	983	Public Safety Background Investigation	\$1,450.00
	COLORID, LLC	40370	10/13/2020	251011	RIBBON DYE FOR PD ID CARD PRINTER	\$85.74
	CONTINUANT, INC.	40645	10/27/2020	SI-0000006102	MANAGED SERVICES AGREEMENT FROM 11-01-11/30/2020	\$1,011.65
		40645	10/27/2020	SI-0000006102	MANAGED SERVICES AGREEMENT FROM 11-01-11/30/2020	\$82.41
	COUNTY OF SANTA CRUZ ISD RADIO SHOP	40647	10/27/2020	Radio Shop 9/20	3 hrs labor - trouble shooting base station radio	\$355.50
	COUNTY OF SANTA CRUZ-CLERK OF THE BOARD	40371	10/13/2020	09-17-20	FILING FEE FOR NOTICE OF EXEMPTION FOR 15 WEST LAK	\$50.00
	COUNTY OF SANTA CRUZ-ISD	40646	10/27/2020	QUERY 09/26/2020	OPEN QUERY CHARGES	\$1,311.55
	CRIME SCENE CLEANERS INC	40372	10/13/2020	78488	SERVICE	\$125.00
		40372	10/13/2020	78912	SERVICE	\$125.00
		40649	10/27/2020	79347	CLEANING SERVICES	\$125.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	CRUZIO/THE INTERNET STORE INC.	40650	10/27/2020	B24704-357	DSL CHARGES FOR VARIOUS SITES FR 11/01/20-11/30/20	\$139.90
		40650	10/27/2020	B24704-357	DSL CHARGES FOR VARIOUS SITES FR 11/01/20-11/30/20	\$80.95
		40650	10/27/2020	B24704-357	DSL CHARGES FOR VARIOUS SITES FR 11/01/20-11/30/20	\$74.95
		40650	10/27/2020	N29135-119	WIRELESS AP FOR PUBLIC PLUS NEW CHARGE	\$24.98
	CSG CONSULTANTS, INC	40373	10/13/2020	B201217	FIRE PLAN REVIEW/BLDG INSPECT/	\$6,867.07
		40651	10/27/2020	32973	FIRE PLAN REVIEW/BLDG INSPECT/	\$4,760.00
		40651	10/27/2020	33032	FIRE PLAN REVIEW/BLDG INSPECT/	\$4,082.50
	CUZICK, MATT	40374	10/13/2020	09/16/2020	MOTOR MAINTENANCE	\$734.50
		40652	10/27/2020	10/09/2020	MOTOR MAINTENANCE	\$464.50
	DELTA GLASS	40658	10/27/2020	84684	GLASS PARTITIONS	\$4,016.88
	DEPARTMENT OF JUSTICE	40380	10/13/2020	467398	DOJ FINGERPRINTS	\$256.00
		40659	10/27/2020	472744	DOJ FINGERPRINTS	\$352.00
	DETROIT INDUSTRIAL TOOL	40660	10/27/2020	579747	DIAMOND BLADES	\$1,376.31
	DIAMOND D COMPANY	40381	10/13/2020	4329	SIDEWALK REPAIRS AT 70 MEADOW TERRACE	\$6,778.27
		40661	10/27/2020	4355	CITYWIDE SIDEWALK REPAIR PROJE	\$863.27
		40661	10/27/2020	4332	CITYWIDE SIDEWALK REPAIR PROJE	\$1,507.50
		40661	10/27/2020	4331	CITYWIDE SIDEWALK REPAIR PROJE	\$2,428.75
		40661	10/27/2020	4354	ATRIUM AT CITY HALL REPAIRS	\$2,063.00
		40834	10/28/2020	4365	RAMP AT CITY HALL	\$1,722.80
		40834	10/28/2020	4337	RAMP AT CITY HALL	\$10,182.59
		40383	10/13/2020	2100217	SUBSCRIPTION RENEWAL	\$186.16
	EBSCO INFORMATION SERVICES	40665	10/27/2020	0519855	MAGAZINE SUBSCRIPTION RENEWAL-ACCT#SF-F-37637-00	\$1,267.90
		40665	10/27/2020	0519855	MAGAZINE SUBSCRIPTION RENEWAL-ACCT#SF-F-37637-00	\$7,425.06

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ELEVATOR SERVICE COMPANY, INC.	40668	10/27/2020	29822	ELEVATOR SERVICES	\$400.00
		40668	10/27/2020	29822	ELEVATOR SERVICES	\$330.00
		40668	10/27/2020	29822	ELEVATOR SERVICES	\$200.00
		40668	10/27/2020	29822	ELEVATOR SERVICES	\$200.00
	EMERGENCY REPORTING	40386	10/13/2020	INV202017067	Recurring Subscription fee	\$4,387.54
	EPICO SYSTEMS INC.	40387	10/13/2020	2020-70	NEEDED MATERIAL FOR FUTURE AP INSTALL AT LIB	\$592.00
	ERNESTO'S CLEANING SERVICES	40389	10/13/2020	1003201	Cleaning services for Ramsay Park Family Center.	\$1,375.00
		40670	10/27/2020	100032010	10/3/20 - INV100032010, CLEANING SERVICE FOR WATSO	\$1,400.00
		40670	10/27/2020	1003204	Cleaning services for PCS facilities	\$3,190.95
		40670	10/27/2020	100320	Janitorial Services for Park R	\$2,200.00
		40670	10/27/2020	1000	Janitorial Services for Park R	\$2,200.00
	ESCRIBE SOFTWARE LTD	40671	10/27/2020	US-956	AGENDA MEETING MANAGEMENT OF C	\$6,081.67
	EWING IRRIGATION PRODUCTS, INC.	40394	10/13/2020	5024384	IRRIGATION PARTS	\$118.26
		40394	10/13/2020	4855207	SUPPLIES	\$636.36
		40672	10/27/2020	12023513	IRRIGATION SUPPLIES	\$434.44
		40672	10/27/2020	3868179	IRRIGATION SUPPLIES	\$1,724.51
	FAILSAFE TESTING, LLC	40286	10/7/2020	11066	TESTING SERVICE	\$1,875.00
		40286	10/7/2020	11067	SERVICE	\$1,022.70
	FASTENAL COMPANY	40396	10/13/2020	CAWAT109977	SUPPLIES	\$13.77
		40396	10/13/2020	CAWAT109998	SUPPLIES	\$132.86
		40396	10/13/2020	CAWAT109999	JANITORIAL SUPPLIES	\$38.82
		40396	10/13/2020	CAWAT110237	LAWN BAGS	\$67.74
		40673	10/27/2020	CAWAT110619	SUPPLIES	\$108.16
		40673	10/27/2020	CAWAT108828	SUPPLIES	\$41.73

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	FASTENAL COMPANY	40673	10/27/2020	CAWAT108657	SUPPLIES	\$39.73
		40673	10/27/2020	CAWAT110236	HARDWARE FOR PICNIC TABLES	\$18.11
		40673	10/27/2020	CAWAT110193	PARKS JANITORIAL SUPPLIES	\$232.43
		40673	10/27/2020	CAWAT110437	SUPPLIES	\$29.91
		40673	10/27/2020	CAWAT110225	PARTS	\$16.92
		40673	10/27/2020	CAWAT110182	JANITORIAL SUPPLIES	\$197.79
	FASTRAK INVOICE PROCESSING DEPT.	40574	10/21/2020	T717089062394	TOLL CHARGE	\$6.00
	FEDEX	40397	10/13/2020	7-132-89221	FRT	\$7.37
		40397	10/13/2020	7-133-17248	FRT	\$5.58
		40397	10/13/2020	7-126-17673	FRT	\$45.89
		40674	10/27/2020	7-139-94455	FRT	\$12.28
		40674	10/27/2020	7-152-99398	FRT	\$41.60
	FINDAWAY WORLD LLC	40399	10/13/2020	329246	BOOKS	\$352.56
	FIRST ALARM, INC.	40402	10/13/2020	565994	ALARM MONITORING SERVICE	\$430.02
		40402	10/13/2020	566510	SERVICE	\$30.00
		40676	10/27/2020	568094	ALARM SERVICES AT 231 UNION ST	\$106.71
		40676	10/27/2020	565916	ALARM SERVICES-PCS	\$311.85
		40676	10/27/2020	552421	ALARM SERVICE AT VETERAN'S MEMORIAL BUILDING	\$615.00
		40676	10/27/2020	573726	SERVICE	\$89.34
		40676	10/27/2020	572755	ALARM SERVICE	\$30.00
		40835	10/28/2020	560502	SERVICE	\$30.00
		40681	10/27/2020	TUITION REIMB.	WPD- TUITION REIMBURSEMENT, MENTAL ILLNESS AND CRI	\$705.00
	GABRIELA DELGADILLO	40405	10/13/2020	10/6	REFUND BASKETBALL	\$52.00
	GALE CENGAGE LEARNING	40406	10/13/2020	71214079	BOOKS	\$26.97

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	GALE CENGAGE LEARNING	40406	10/13/2020	71185394	BOOKS	\$82.73
		40406	10/13/2020	71916068	BOOKS	\$162.53
		40406	10/13/2020	72137114	BOOK	\$81.91
		40406	10/13/2020	72165354	BOOKS	\$26.97
	GRANITE ROCK COMPANY	40686	10/27/2020	1263656	9/30/2020-INV1263656, MSC NURSERY IBMP ERROSION LO	\$54.08
		40686	10/27/2020	1264437	10/3/20-INV1264437, MSC NURSERY IMPLEMENT BEST MAN	\$54.08
		40686	10/27/2020	1263696	9/30/20-INV1263696, TREE GRATE FILL.	\$104.48
	GREEN RUBBER-KENNEDY AG	40836	10/28/2020	W-553180	PARTS	\$172.87
	GROCERY OUTLET	40411	10/13/2020	05/04/2020	300 3462 237 2253- SUPPLIES	\$22.82
		40411	10/13/2020	12/30/2019	SUPPLIES	\$31.35
	HARBOR FREIGHT TOOLS	40692	10/27/2020	930357	SUPPLIES	\$26.72
	HARGIS, KENNETH R.	40837	10/28/2020	9/11/2020	TEST SCORING	\$9,500.00
	HARRIS & ASSOCIATES INC.	40693	10/27/2020	45834	Develop LHMP analysis/envirome	\$3,259.50
		40693	10/27/2020	46088	Develop LHMP analysis/envirome	\$542.50
	HDL COREN & CONE	40694	10/27/2020	SIN004553	Property Tax Consulting/Audit	\$3,037.50
	HINDERLITER, DE LLAMAS & ASSOCIATES	40415	10/13/2020	SIN003511	Implementation of cannabis com	\$600.00
		40695	10/27/2020	SIN003797	SALES AND USE TRANS. AUDIT & I	\$300.00
		40695	10/27/2020	SIN003419	SALES AND USE TRANS. AUDIT & I	\$3,081.06
	HOME DEPOT CREDIT SERVICES	40288	10/7/2020	09/13/2020	SUPPLIES	\$281.43
		40288	10/7/2020	09/13/2020	SUPPLIES	\$384.25
		40288	10/7/2020	09/13/2020	SUPPLIES	\$212.78
		40288	10/7/2020	09/13/2020	SUPPLIES	\$44.04
		40288	10/7/2020	09/13/2020	SUPPLIES	\$40.84
		40288	10/7/2020	09/13/2020	SUPPLIES	\$335.54

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	HOME DEPOT CREDIT SERVICES	40288	10/7/2020	09/13/2020	SUPPLIES	\$18.54
		40575	10/21/2020	10/13/2020	SUPPLIES	\$45.66
		40575	10/21/2020	10/13/2020	SUPPLIES	\$790.96
		40575	10/21/2020	10/13/2020	SUPPLIES	\$498.07
		40575	10/21/2020	10/13/2020	SUPPLIES	\$31.19
	IHEARTMEDIA ENTERTAINMENT INC.	40420	10/13/2020	6416200332	COVID-19 SAFE SUMMER RADIO COMMERCIALS	\$1,015.00
		40420	10/13/2020	6416078198	COVID SAFETY RADIO ADVERTISING	\$780.00
		40420	10/13/2020	6416042137	COVID SAFETY ADVERTISING	\$220.00
	IHLEN, TREVOR	40698	10/27/2020	TRVL ON 06/22/2020	WPD- LUNCH REIMBURSEMENT ICI TRAINING	\$58.96
	INFOSEND, INC.	40421	10/13/2020	176754	176754 OURTOWN INSERTS	\$121.98
		40421	10/13/2020	178369	178369 OURTOWN INSERTS	\$243.56
		40699	10/27/2020	179871	179871 OURTOWN INSERT FEE	\$243.20
	INNOVATED CONTROL SYSTEMS, INC.	40700	10/27/2020	213290	108/20, INV#213290- IRRIGATION REPAIR PART FOR RAM	\$14.72
	JACKSON LEWIS PC	40423	10/13/2020	7624968	FOR PROFESSIONAL SERVICES RENDERED	\$703.00
		40703	10/27/2020	7607823	FOR PROFESSIONAL SERVICES	\$111.00
		40703	10/27/2020	7640179	FOR PROFESSIONAL SERVICES	\$436.53
	JUGGY TUT	40426	10/13/2020	REFUND-USE PERMIT	69 LEE ROAD	\$1,052.00
	KELLY-MOORE PAINT COMPANY, INC.	40428	10/13/2020	818-00000312835	PAINT	\$168.05
		40706	10/27/2020	818-00000313735	PAINT	\$96.16
		40706	10/27/2020	818-00000313820	PAINT	\$48.08
		40706	10/27/2020	818-00000313697	PAINT SUPPLIES	\$27.93
	KRAMER, CHRIS	40430	10/13/2020	9/21/2020	BOOTS	\$239.26
		40707	10/27/2020	STRIKE XCC2027 REIM	FIRE- STRIKE TEAM REIMBURSEMENTS	\$2,229.44

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	KRAMER, CHRIS	40707	10/27/2020	HELMET REIMB	FIRE- HELMET REIMBURSEMENT	\$315.73
	L N CURTIS & SONS	40432	10/13/2020	INV404253	Backup Wildland Hose	\$976.70
		40432	10/13/2020	INV415175	Refl Trapezoid Helmet Marker	\$28.73
		40432	10/13/2020	INV405325	Replace damaged pressure gauge on LDH manifold	\$52.44
		40432	10/13/2020	INV403662	Replace missing adapters on E4413	\$470.36
		40708	10/27/2020	INV418313	PPE	\$284.05
	LA SELVA	40433	10/13/2020	5525	SERVICE	\$400.00
		40433	10/13/2020	5526	GRIND STUMP	\$500.00
		40709	10/27/2020	5563	9/25/20, INV#5563 - TREE REMOVAL AT MARINOVICH.	\$1,300.00
		40709	10/27/2020	5562	9/25/20, INV#5562 - TREE MAINTENANCE AT MARINOVICH	\$600.00
		40709	10/27/2020	5558	9/23/20, INV#5558 - DOWN TOWN TREE WORK.	\$1,200.00
		40709	10/27/2020	5559	9/23/20, INV#5559 - DOWN TOWN TREE WORKS.	\$600.00
	LADONNA WITTMAN	40434	10/13/2020	10/6	REFUND BASKETBALL	\$52.00
	LAWRENCE PUBLIC LIBRARY	40710	10/27/2020	9275710520	BOOK REPLACEMENT	\$10.59
	LEAHY, JORDAN	40435	10/13/2020	091720	091720 MEDITATION CLASS	\$75.00
	LEE & ASSOCIATES RESCUE EQUIPMENT INC.	40559	10/14/2020	60561	COVID-19 SUPPLIES- PPE	\$3,297.14
	LEXIPOL LLC	40290	10/7/2020	INV5304	ANNUAL FIRE POLICY	\$6,455.00
	MALLORY SAFETY AND SUPPLY, LLC	40715	10/27/2020	4910132	Annual SCBA flow testing and repairs for older SCB	\$4,293.23
	MARTINEZ, JORGE L	40717	10/27/2020	BOOT REIMB FY20/21	PARKS-BOOT REIMBURSEMENT	\$200.00
	MATT STODDARD	40719	10/27/2020	STRIKE REIMBURSEMENT	FIRE- STRIKE REIMBURSEMENTS	\$199.56
	MATTHEW MCCOLLUM	40720	10/27/2020	STRIKE TEAM XTB4233C	FIRE- STRIKE TEAM REIMBURSEMENT	\$701.54

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	MBS BUSINESS SYSTEMS	40443	10/13/2020	391994	COPIER CHARGES	\$182.95
		40721	10/27/2020	392724	COPIER CHARGES	\$104.37
	MEEK, JUSTIN	40444	10/13/2020	09/15/2020	CDD- APA 2020 VIRTUAL CONFERENCE	\$180.02
	MID VALLEY SUPPLY	40448	10/13/2020	09/30/2020	SUPPLIES	\$58.81
		40448	10/13/2020	09/30/2020	SUPPLIES	\$100.91
		40448	10/13/2020	09/30/2020	SUPPLIES	\$969.74
		40448	10/13/2020	09/30/2020	SUPPLIES	\$114.99
		40448	10/13/2020	09/30/2020	SUPPLIES	\$620.25
		40448	10/13/2020	09/30/2020	SUPPLIES	\$113.20
		40449	10/13/2020	99341525	BOOKS	\$96.00
	MIDWEST TAPE	40449	10/13/2020	99363385	BOOKS	\$45.52
		40449	10/13/2020	99406842	BOOKS	\$23.17
		40449	10/13/2020	99406843	BOOK	\$147.16
		40449	10/13/2020	99406844	BOOK	\$17.73
		40449	10/13/2020	99387027	BOOKS	\$65.47
		40449	10/13/2020	99400442	BOOKS	\$54.61
		40449	10/13/2020	99400441	BOOKS	\$218.45
		40449	10/13/2020	99425222	BOOK	\$49.15
		40449	10/13/2020	99452630	BOOKS	\$126.70
		40449	10/13/2020	99452458	BOOKS	\$174.77
		40449	10/13/2020	99447687	BOOKS	\$18.55
		40449	10/13/2020	99447688	BOOKS	\$18.55
		40728	10/27/2020	99477195	BOOKS	\$14.45
		40728	10/27/2020	99477198	BOOKS	\$49.38
		40728	10/27/2020	99477196	BOOKS	\$29.72

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	MIDWEST TAPE	40728	10/27/2020	99477197	BOOKS	\$52.67
		40728	10/27/2020	99481637	BOOKS	\$21.84
		40728	10/27/2020	99481635	BOOKS	\$39.32
		40728	10/27/2020	99481636	BOOKS	\$81.93
	MISSION LINEN SUPPLY	40450	10/13/2020	292109-09/30/2020	UNIFORM RENTAL AND LAUNDRY SER	\$787.24
		40450	10/13/2020	292108-10/01/2020	UNIFORM RENTAL AND LAUNDRY SER	\$60.32
	MONOPRICE, INC.	40731	10/27/2020	20782485	COMPUTER SUPPLIES	\$306.42
	MONTEREY BAY COUNCIL OF INTERNATIONAL CODE COUNCIL	40453	10/13/2020	10-06-20	MEMBERSHIP RENEWAL FOR 2021 FOR BUILDING OFFICIAL	\$300.00
	MONTEREY COUNTY HERALD	40732	10/27/2020	0001269194	0001269194 CLASSIFIED ADVERTISING	\$642.45
	MOORE IACOFANO GOLTSMAN, INC.	40454	10/13/2020	0066190	ENVIRONMENTAL ANALYSIS OF 547	\$5,560.00
	MUHOBERAC, MARTIN	40733	10/27/2020	STRIKE TEAM XTB4233C	FIRE- REIMBURSEMENT FOR STRIKE TEAM XTB4233C	\$298.43
		40733	10/27/2020	STRIKE XC22328 REIMB	FIRE- STRIKE TEAM REIMBURSEMENT	\$100.00
		40733	10/27/2020	STRIKE XC22328 REIMB	FIRE- STRIKE TEAM REIMBURSEMENT	\$244.09
	NATIONAL CENTER FOR FAMILIES LEARNING	40735	10/27/2020	IVC7747	BOOKS	\$530.00
	NATIONAL TRUCK SALES & SERVICE	40456	10/13/2020	236660	Preventative Maintenance to 4414	\$1,002.51
		40736	10/27/2020	237224	Service to 4412	\$460.00
	O'BRIEN, WILLIAM	40739	10/27/2020	BOOT REIMB FY 20/21	FIRE-BOOT REIMBURSEMENT	\$250.00
	OCLC, INC	40458	10/13/2020	1000066859	CATALOGING AND METADATA	\$566.96
		40740	10/27/2020	1000072180	CATALOGING & METADATA SUBSCRIPTION	\$566.96
	ONE TIME VENDOR	40461	10/13/2020	09-2020-018182	REFUND- PINTO LAKE CITY PARK PAVILLION FEE	\$150.00
		40459	10/13/2020	23468785	PINTO LAKE RV RESERVATION	\$75.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	ONE TIME VENDOR	40460	10/13/2020	23543543	REFUND- PINTO LAKE RV PARK FEE RESERVATION	\$155.00
		40742	10/27/2020	23778152	REFUND- PINTO LAKE RV RESERVATION	\$135.00
		40743	10/27/2020	23759726	REFUND- PINO LAKE RV RESERVATION	\$180.00
		40577	10/21/2020	REISSUE CHECK #37578	REFUND- YOUTH SOCCER	\$99.00
		40840	10/28/2020	REISSUE CHECK #40551	REFUND- ITTY BITTY SPORTS	\$52.00
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	40462	10/13/2020	39336	RETURNED SUPPLIES	(\$169.20)
		40462	10/13/2020	39275	SUPPLIES	\$169.20
		40462	10/13/2020	39614	EDGER BELT	\$21.84
		40462	10/13/2020	39550	PARTS	\$32.10
		40462	10/13/2020	39615	GOPHER TRAP	\$327.64
		40462	10/13/2020	39672	PARTS	\$8.19
		40462	10/13/2020	39415	PARTS AND LABOR	\$249.18
		40462	10/13/2020	39679	HEAD LIGHT BULB	\$8.73
		40744	10/27/2020	39859	BLOWER	\$98.56
		40744	10/27/2020	39772	SERVICE	\$50.00
		40744	10/27/2020	39863	PARTS AND SERVICE	\$73.09
		40744	10/27/2020	39682	BULB	\$3.27
	PACIFIC GAS & ELECTRIC	40562	10/14/2020	1553836670-7-10-5	GAS & ELEC	\$882.44
		40562	10/14/2020	1553836670-7-10-5	GAS & ELEC	\$3,447.26
		40562	10/14/2020	1553836670-7-10-5	GAS & ELEC	\$8,701.62
		40562	10/14/2020	1553836670-7-10-5	GAS & ELEC	\$27.86

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	PACIFIC GAS & ELECTRIC	40769	10/27/2020	7523404092-3-10/14	ELEC	\$3,533.05
		40754	10/27/2020	0951393634-5-10/15	ELEC	\$41.03
		40751	10/27/2020	9656517006-3-10/15	ELEC	\$13.51
		40762	10/27/2020	9925942904-3-10/19	ELEC	\$236.36
		40753	10/27/2020	3653340008-5-10/19	ELEC	\$25.95
		40752	10/27/2020	4048670603-5-10/19	ELEC	\$20.12
		40764	10/27/2020	0418334151-2-10/16	ELEC	\$533.70
		40763	10/27/2020	0458151262-3-10/21	ELEC	\$319.13
		40755	10/27/2020	4829825447-4-10/21	ELEC	\$68.04
		40766	10/27/2020	8480030300-4-10/21	ELEC	\$655.23
		40749	10/27/2020	4287605895-1-10/20	ELEC	\$11.57
	PAJARO VALLEY FABRICATION INC.	40773	10/27/2020	28267	RANGE UPGRADES	\$2,145.67
		40773	10/27/2020	28202	RANGE UPGRADES	\$864.25
		40773	10/27/2020	28307	LABOR TO CUT MATERIAL	\$26.38
		40773	10/27/2020	28309	LABOR TO MANUFACTURE PINS	\$31.70
	PAJARO VALLEY LOCK SHOP	40473	10/13/2020	08/31/2020	SUPPLIES	\$107.83
		40473	10/13/2020	08/31/2020	SUPPLIES	\$50.64
		40473	10/13/2020	08/31/2020	SUPPLIES	\$42.57
		40473	10/13/2020	08/31/2020	SUPPLIES	\$461.44
		40473	10/13/2020	9/30/2020	CAMERAS, KEYS AND REPAIRS	\$272.94
		40473	10/13/2020	9/30/2020	CAMERAS, KEYS AND REPAIRS	\$25.03

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	PAJARO VALLEY LOCK SHOP	40473	10/13/2020	9/30/2020	CAMERAS, KEYS AND REPAIRS	\$91.05
		40473	10/13/2020	9/30/2020	CAMERAS, KEYS AND REPAIRS	\$50.00
		40473	10/13/2020	9/30/2020	CAMERAS, KEYS AND REPAIRS	\$4,210.42
	PAJARO VALLEY PREVENTION & STUDENT ASSISTANCE INC	40774	10/27/2020	083120 PARKS	CASE MANAGEMENT - PVPSA 9/1/20	\$4,332.95
	PAJARO VALLEY PRINTING	40475	10/13/2020	40952	BUSINESS CARDS	\$245.81
		40475	10/13/2020	40953	RESOURCE CARDS	\$355.06
		40775	10/27/2020	41140	BUSINESS CARDS- SALVADOR MENDOZA	\$81.94
	PANTHER PROTECTIVE SERVICE	40478	10/13/2020	007-2020CPG	SECURITY SERVICES AT 275 MAIN ST	\$880.00
	PENINSULA PEST MANAGEMENT, INC.	40480	10/13/2020	14020	PEST MANAGEMENT	\$175.00
		40778	10/27/2020	14103	INSECTICIDE APPLICATION	\$175.00
		40778	10/27/2020	14102	INSECTICIDE APPLICATION	\$275.00
	PRISCILLA LOPEZ	40490	10/13/2020	10/6	REFUND ITTY BITTY BASKETBALL	\$52.00
	QUADIENT, INC.	40492	10/13/2020	16178173	INK POSTAGE METER	\$43.68
		40492	10/13/2020	16178173	INK POSTAGE METER	\$43.68
		40492	10/13/2020	16178173	INK POSTAGE METER	\$43.69
	QUENCH USA, INC.	40494	10/13/2020	INV02657074	SERVICE	\$15.03
		40494	10/13/2020	INV02657074	SERVICE	\$15.03
		40494	10/13/2020	INV02657074	SERVICE	\$15.03
		40494	10/13/2020	INV02657074	SERVICE	\$15.00
		40494	10/13/2020	INV02696313	WATER SERVICE	\$65.55
	R.S. HUGHES	40788	10/27/2020	78616094-00	Gas monitors calibrated on all first out apparatu	\$1,996.05
	RECORDED BOOKS, INC.	40790	10/27/2020	76705557	BOOKS	\$158.47
		40790	10/27/2020	76711389	LIBRARY SUPPLIES	\$158.47
	REGISTER PAJARONIAN	40500	10/13/2020	2020-392748	ADVERTISING- 69 LEE RD	\$181.22

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	REGISTER PAJARONIAN	40791	10/27/2020	2020-393452	ADVERTISING-407 MAIN ST PUBLIC HEARING	\$240.92
		40791	10/27/2020	2020-393451	PUBLIC NOTICE	\$96.79
	RICOH USA, INC	40503	10/13/2020	104156301	COPIER RENTAL	\$1,201.12
		40294	10/7/2020	5060328782	COPIER CHARGES	\$7.96
		40294	10/7/2020	5060328782	COPIER CHARGES	\$5.31
		40294	10/7/2020	5060328782	COPIER CHARGES	\$7.96
		40294	10/7/2020	5060328782	COPIER CHARGES	\$5.30
		40294	10/7/2020	5060329531	COPIER CHARGES	\$96.69
		40294	10/7/2020	5060472382	COPIER CHARGES	\$85.92
		40294	10/7/2020	5060472382	COPIER CHARGES	\$85.92
		40294	10/7/2020	5060472382	COPIER CHARGES	\$85.91
		40294	10/7/2020	5060472382	COPIER CHARGES	\$232.87
		40294	10/7/2020	5060472382	COPIER CHARGES	\$86.49
		40294	10/7/2020	5060472382	COPIER CHARGES	\$38.33
		40294	10/7/2020	5060472382	COPIER CHARGES	\$38.33
		40294	10/7/2020	5060472382	COPIER CHARGES	\$25.56
		40294	10/7/2020	5060472382	COPIER CHARGES	\$25.56
		40294	10/7/2020	5060472382	COPIER CHARGES	\$85.93
		40294	10/7/2020	5060329624	COPIER CHARGES	\$18.36
		40294	10/7/2020	5060329624	COPIER CHARGES	\$188.84
		40294	10/7/2020	5060329624	COPIER CHARGES	\$381.44
		40294	10/7/2020	5060329624	COPIER CHARGES	\$29.50
		40294	10/7/2020	5060329624	COPIER CHARGES	\$44.17
		40294	10/7/2020	5060329624	COPIER CHARGES	\$44.17
		40294	10/7/2020	5060329624	COPIER CHARGES	\$29.45

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	RICOH USA, INC	40294	10/7/2020	5060329624	COPIER CHARGES	\$29.44
		40793	10/27/2020	1085579385	SHIPPING-INK	\$45.00
		40579	10/21/2020	5060507918	SUPPLIES	\$8.66
		40579	10/21/2020	5060507918	SUPPLIES	\$8.66
		40579	10/21/2020	5060507918	SUPPLIES	\$5.77
		40579	10/21/2020	5060507918	SUPPLIES	\$5.76
		40579	10/21/2020	5060508193	COPIER CHARGES	\$16.57
		40579	10/21/2020	5060508193	COPIER CHARGES	\$194.98
		40579	10/21/2020	5060508193	COPIER CHARGES	\$353.94
		40579	10/21/2020	5060508193	COPIER CHARGES	\$21.62
		40579	10/21/2020	5060508193	COPIER CHARGES	\$49.90
		40579	10/21/2020	5060508193	COPIER CHARGES	\$33.26
		40579	10/21/2020	5060508193	COPIER CHARGES	\$49.90
		40579	10/21/2020	5060508193	COPIER CHARGES	\$33.27
	ROSS RECREATION EQUIPMENT CO., INC.	40505	10/13/2020	I17409	8/5/20, INV#I17409-BOLT LINKS AND CLEVIS.	\$1,138.65
	RUBEN ZENDEJAS	40795	10/27/2020	TRVL ON 06/22/2020	WPD- LUNCH REIMBURSEMENT ICI TRAINING	\$58.28
	SALINAS VALLEY PRO SQUAD	40796	10/27/2020	309011	UNIFORM	\$131.05
	SANTA CRUZ CO ANTI-CRIME TEAM	40510	10/13/2020	2020-21WPD	FY 20-21 OPERATIONAL EXPENSE CONTRIBUTION	\$15,000.00
	SANTA CRUZ COUNTY ANIMAL SERVICES AUTHORITY	40798	10/27/2020	20/21-2WA	SECOND PAYMENT-JOINT POWERS AGREEMENT	\$163,369.60
	SANTA CRUZ COUNTY AUDITOR CONTROLLER'S OFFICE	40797	10/27/2020	BLOOD ALCOHOL9/25/20	BLOOD ALCOHOL TESTING	\$1,776.15
	SANTA CRUZ COUNTY CONFERENCE & VISITORS COUNCIL	40563	10/14/2020	2ND QUARTER	5/13/2020 TO 9/30/2020	\$39,101.83
	SANTA CRUZ REGIONAL 9-1-1	40511	10/13/2020	2ND QTR 20/21	1ST HALF DEBT SERVICE	\$340,039.50

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	SANTA CRUZ REGIONAL 9-1-1	40511	10/13/2020	2ND QTR 20/21	1ST HALF DEBT SERVICE	\$3,954.00
	SCOTTS VALLEY FIRE PROTECTION DISTRICT	40800	10/27/2020	2021-4	SCCHMIT Participation FY 2020-2021	\$30,940.00
	SHRED-IT USA	40802	10/27/2020	8180566053	SERVICE	\$33.89
		40802	10/27/2020	8180566053	SERVICE	\$74.28
		40802	10/27/2020	8180566053	SERVICE	\$68.23
		40802	10/27/2020	8180566053	SERVICE	\$76.93
	SLOAN SAKAI YEUNG & WONG LLP	40516	10/13/2020	44373	FOR PROFESSIONAL SERVICES RENDERED	\$3,240.00
		40516	10/13/2020	44139	FOR PROFESSIONAL SERVICES RENDERED	\$8,204.50
	SMART & FINAL	40844	10/28/2020	10/01/2020	ACCT#405026- SENIOR OUTREACH	\$79.68
	SPRINT	40519	10/13/2020	LCI-342083	GPS	\$100.00
		40518	10/13/2020	550592226-209	FIRE CELL CHARGES FROM 07/26/20-09/25/2020	\$76.37
	STAPLES BUSINESS CREDIT	40564	10/14/2020	1631060085	SUPPLIES	\$555.86
		40564	10/14/2020	1631060085	SUPPLIES	\$60.68
		40564	10/14/2020	1631060085	SUPPLIES	\$21.81
		40564	10/14/2020	1631060085	SUPPLIES	\$195.93
		40564	10/14/2020	1631060085	SUPPLIES	\$540.97
		40564	10/14/2020	1631060085	SUPPLIES	\$152.91
	STAPLES CREDIT PLAN	40520	10/13/2020	09/27/2020	SUPPLIES	\$4.36
		40520	10/13/2020	09/27/2020	SUPPLIES	\$13.30
		40520	10/13/2020	09/27/2020	SUPPLIES	\$81.69
		40520	10/13/2020	09/27/2020	SUPPLIES	\$186.81
		40520	10/13/2020	09/27/2020	SUPPLIES	\$45.00
	STREET SCENE ON & OFF ROAD PERFORMANCE,INC.	40807	10/27/2020	36624	10/9/20, INV36624-FOR VEHICLE.	\$65.53

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	SUNSYSTEM TECHNOLOGY	40523	10/13/2020	014238	CITYWIDE SOLAR MAINTENANCE CON	\$1,475.00
	SUPERIOR ALARM COMPANY	40524	10/13/2020	154045	SERVICE	\$181.50
		40808	10/27/2020	154187	ALARM MONITORING-PAL	\$159.00
	TARGET SPECIALTY PRODUCTS	40810	10/27/2020	INV500284599	10/9/20, INV500284599-BAIT FOR PESTICIDE SHED.	\$441.37
	TAYLOR'S OFFICE CITY	40580	10/21/2020	09/30/2020	SUPPLIES	\$1,932.09
		40580	10/21/2020	09/30/2020	SUPPLIES	\$160.12
		40580	10/21/2020	09/30/2020	SUPPLIES	\$65.50
	THE GRUNSKY LAW FIRM LLC	40287	10/7/2020	94992	LEGAL SERVICES	\$94.00
		40287	10/7/2020	94992	LEGAL SERVICES	\$1,285.20
		40287	10/7/2020	94991	LEGAL SERVICES	\$22,188.81
		40412	10/13/2020	95019	LEGAL SERVICES	\$12,240.51
	THE PUBLIC GROUP	40528	10/13/2020	1121957	AUCTION FEES	\$96.00
		40528	10/13/2020	1121957	AUCTION FEES	\$96.00
		40528	10/13/2020	1121957	AUCTION FEES	\$42.00
		40528	10/13/2020	1121957	AUCTION FEES	\$186.00
		40528	10/13/2020	1121957	AUCTION FEES	\$28.40
		40528	10/13/2020	1121957	AUCTION FEES	\$28.40
		40528	10/13/2020	1121957	AUCTION FEES	\$83.60
		40528	10/13/2020	1121957	AUCTION FEES	\$252.00
		40528	10/13/2020	1153178	AUCTION FEES	\$112.00
		40528	10/13/2020	1153178	AUCTION FEES	\$64.80
		40528	10/13/2020	1153178	AUCTION FEES	\$98.08
		40528	10/13/2020	1153178	AUCTION FEES	\$2.08
		40528	10/13/2020	1153178	AUCTION FEES	\$68.80
		40528	10/13/2020	1153178	AUCTION FEES	\$88.80

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	THE PUBLIC GROUP	40528	10/13/2020	1153178	AUCTION FEES	\$76.08
		40528	10/13/2020	1153178	AUCTION FEES	\$16.92
		40528	10/13/2020	1131330	AUCTION FEES	\$152.56
	THYSSENKRUPP ELEVATOR CORP.	40814	10/27/2020	5001371812	ELEVATOR SERVICE	\$791.10
	TIM CHAU	40530	10/13/2020	10/6	REFUND BASKETBALL	\$52.00
	TOWNSEND AUTO PARTS	40816	10/27/2020	10/01/2020	PARTS AND SUPPLIES	\$202.79
		40816	10/27/2020	10/01/2020	PARTS AND SUPPLIES	\$21.63
	TRI COUNTY LANDSCAPE SUPPLY	40533	10/13/2020	50402	SHREDDED REDWOOD	\$441.67
		40533	10/13/2020	50464	SHREDDED REDWOOD	\$441.67
		40533	10/13/2020	50533	SHREDDING OF BARK SERVICE	\$309.17
	TRI COUNTY TROPHY & ENGRAVING	40534	10/13/2020	19-04759	Name Badge - Jon Goulding	\$21.85
		40534	10/13/2020	19-04763	RETIREMENT PLAQUE	\$218.50
	TRI-COUNTY FIRE PROTECTION INC	40535	10/13/2020	53276	MAINTENANCE	\$162.00
		40535	10/13/2020	53237	MAINTENANCE AND PARTS	\$130.92
		40535	10/13/2020	53238	SERVICE	\$133.92
		40535	10/13/2020	53281	SUPPLIES	\$180.00
		40535	10/13/2020	53279	SERVICE AND SUPPLIES	\$108.00
		40535	10/13/2020	103539	SERVICE AND BATTERIES	\$123.51
		40817	10/27/2020	103625	SERVICE	\$181.30
	TYLER TECHNOLOGIES, INC.	40845	10/28/2020	045-316747	LICENSING, IMPLEMENT, MAINT. M	\$3,816.00
		40845	10/28/2020	045-316747	LICENSING, IMPLEMENT, MAINT. M	\$518.00
	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	6703-09/22/2020	OFFICE SUPPLIES	\$12.84
		40581	10/21/2020	9478-09/22/2020	RADIO REPAIRS	\$218.50
		40581	10/21/2020	9478-09/22/2020	LUNCH FOR RATERS AND ADMIN-CAPTAIN'S EXAM	\$197.47
		40581	10/21/2020	9478-09/22/2020	APPRECIATION TOKEN FOR RATERS AND CONSULTANTS	\$60.74

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	9522-09/22/2020	TRAINING REGISTRATION FEE	\$585.00
		40581	10/21/2020	9522-09/22/2020	OFFICE SUPPLIES	\$13.32
		40581	10/21/2020	9522-09/22/2020	OFFICE SUPPLIES	\$49.69
		40581	10/21/2020	9522-09/22/2020	OFFICE SUPPLIES	\$46.75
		40581	10/21/2020	9522-09/22/2020	OFFICE SUPPLIES	\$9.82
		40581	10/21/2020	9522-09/22/2020	OFFICE SUPPLIES	\$31.13
		40581	10/21/2020	8573-09/22/2020	WELL WEBINAR- REBECCA J. GARCIA	\$25.00
		40581	10/21/2020	8573-09/22/2020	LIMIT OF EVICTIONS WEBINAR	\$4.25
		40581	10/21/2020	8573-09/22/2020	ADVANTAGE ANNUAL PLAN SUBSCRIPTION	\$128.00
		40581	10/21/2020	8573-09/22/2020	ADVANTAGE ANNUAL PLAN SUBSCRIPTION	\$128.00
		40581	10/21/2020	8573-09/22/2020	WELL VIRTUAL CONFERENCE- REBECCA J. GARCIA	\$50.00
		40581	10/21/2020	8573-09/22/2020	COVID-19 PUBLIC ANNOUNCEMENT	\$20.00
		40581	10/21/2020	8573-09/22/2020	EMAIL SUBSCRIPTION	\$154.25
		40581	10/21/2020	8573-09/22/2020	EMAIL SUBSCRIPTION	\$154.25
		40581	10/21/2020	8573-09/22/2020	ONLINE SUNSCRIPTION FEES	\$4.00
		40581	10/21/2020	5607-09/22/2020	SENIOR CENTER SUPPLIES	\$115.58
		40581	10/21/2020	5607-09/22/2020	EXCEL IN PLACE PROGRAM CLEANING SUPPLIES	\$203.22
		40581	10/21/2020	5607-09/22/2020	COVID PARK SIGNS	\$729.06
		40581	10/21/2020	5607-09/22/2020	OFFICE SUPPLIES	\$39.32
		40581	10/21/2020	5607-09/22/2020	EXCEL IN PLACE PROGRAM CLEANING SUPPLIES	\$30.56
		40581	10/21/2020	5607-09/22/2020	PRINTING CALCULATOR	\$34.45

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	5607-09/22/2020	WALL HOOKS	\$10.91
		40581	10/21/2020	5607-09/22/2020	SENIOR CENTER SUPPLIES	\$105.19
		40581	10/21/2020	5607-09/22/2020	LUNCH FOR PARKS PLANNING WORKSHOP	\$119.84
		40581	10/21/2020	5607-09/22/2020	OFFICE SUPPLIES	\$17.15
		40581	10/21/2020	5607-09/22/2020	COVID PARK SIGNS	\$219.37
		40581	10/21/2020	5486-09/22/2020	ONLINE MONTHLY SERVICE	\$5.00
		40581	10/21/2020	5486-09/22/2020	ZOOM MEETING PRO PLAN BUNDLE-DISCOUNT	\$65.00
		40581	10/21/2020	5486-09/22/2020	ZOOM MEETING PRO PLAN BUNDLE	\$74.95
		40581	10/21/2020	5716-09/22/2020	PHOTOGRAPHIC MATERIALS	\$21.69
		40581	10/21/2020	5716-09/22/2020	OFFICE SUPPLIES	\$130.75
		40581	10/21/2020	5716-09/22/2020	TABLE COVERS	\$31.22
		40581	10/21/2020	5716-09/22/2020	FRAUD ACTIVITY	\$695.42
		40581	10/21/2020	5716-09/22/2020	FRAUD ACTIVITY	\$264.47
		40581	10/21/2020	5716-09/22/2020	TRAVEL HOTEL - SLI S4	\$396.00
		40581	10/21/2020	5716-09/22/2020	FRAUD ACTIVITY CREDIT	(\$695.42)
		40581	10/21/2020	5716-09/22/2020	FRAUD ACTIVITY CREDIT	(\$264.47)
		40581	10/21/2020	2625-09/22/2020	RACKMOUNT SELF HOLDERS FOR LIBRARY UPS	\$129.72
		40581	10/21/2020	2625-09/22/2020	HEADSETS FOR CDD STAFF-DM-E.O & S.W	\$98.29

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	2625-09/22/2020	TAPE RIBBON FOR PD COMPUTER LABELS	\$49.16
		40581	10/21/2020	2625-09/22/2020	ADDITIONAL ZOOM ACCT FOR CDD	\$141.28
		40581	10/21/2020	2625-09/22/2020	ADDITIONAL ZOOM WEBINAR ADD-ON ACCT FOR CDD	\$1,319.45
		40581	10/21/2020	2625-09/22/2020	HARDWARE: TRANSCEIVERS FOR LIB SWITCH	\$104.88
		40581	10/21/2020	2625-09/22/2020	INTERNET CHARGES FOR PINTOLAKE	\$144.98
		40819	10/27/2020	9557-09/22/2020	MESSAGE CARD FOR F. ESTRADA	\$69.31
		40819	10/27/2020	9557-09/22/2020	CITY COUNCIL MTG. PREP- STAFF LUNCH	\$60.97
		40819	10/27/2020	9557-09/22/2020	PERSONNEL TRAINING- A. PACHECO	\$250.00
		40819	10/27/2020	9557-09/22/2020	PERSONNEL TRAINING- I. ORTIZ	\$50.00
	UNIQUE MANAGEMENT SERVICES, INC.	40820	10/27/2020	596140	COLLECTION AGENCY FEES	\$8.95
	UPS STORE	40538	10/13/2020	09/30/2020	SHIPPING AND SERVICES	\$35.55
		40538	10/13/2020	09/30/2020	SHIPPING AND SERVICES	\$444.00
	V & V MANUFACTURING, INC.	40822	10/27/2020	51284	BADGE	\$96.63
		40822	10/27/2020	51525	BADGE	\$105.63
	VERIZON WIRELESS	40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$266.07
		40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$494.47
		40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$988.30
		40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$456.12
		40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$43.68
		40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$658.79
		40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$30.92

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	VERIZON WIRELESS	40542	10/13/2020	9863392795	CELL & DATA CHARGES FOR MSC FROM 08/23/20-09/22/20	\$122.24
		40542	10/13/2020	9863392795	CELL & DATA CHARGES FOR MSC FROM 08/23/20-09/22/20	\$6.90
		40542	10/13/2020	9863392795	CELL & DATA CHARGES FOR MSC FROM 08/23/20-09/22/20	\$57.84
	WATSONVILLE BLUEPRINT	40545	10/13/2020	95426	BOND COPY	\$39.64
		40826	10/27/2020	94874	PRINTS	\$38.76
		40826	10/27/2020	95013	COPIES	\$36.42
		40826	10/27/2020	95014	PRINTS	\$6.42
		40826	10/27/2020	95036	COPIES	\$91.31
		40826	10/27/2020	95037	COPIES	\$100.97
		40826	10/27/2020	95053	COPIES	\$14.75
		40826	10/27/2020	95072	COPIES	\$70.36
		40826	10/27/2020	95090	COPIES	\$262.64
		40826	10/27/2020	95190	COPIES	\$62.32
		40826	10/27/2020	95196	COPIES	\$37.10
		40826	10/27/2020	95244	COPIES	\$27.62
		40826	10/27/2020	95260	COPIES	\$7.08
		40826	10/27/2020	95266	PRINTS	\$42.67
		40826	10/27/2020	95295	PRINTS	\$20.46
		40826	10/27/2020	95296	COPIES	\$59.87
		40826	10/27/2020	95298	PRINTS	\$35.20
		40826	10/27/2020	95373	COPIES	\$23.23
		40826	10/27/2020	95394	BOND COPY	\$150.92
	WATSONVILLE CHRYSLER DODGE JEEP RAM	40547	10/13/2020	201372	SERVICE	\$130.65
		40547	10/13/2020	201220	SERVICE	\$1,350.82

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0150	WATSONVILLE FORD	40548	10/13/2020	141155	SERVICE	\$934.19
		40548	10/13/2020	140978	SERVICE	\$787.15
		40548	10/13/2020	141339	VEHICLE REPAIRS	\$2,560.26
		40827	10/27/2020	141035	OIL CHANGE FOR LIBRARY VEHICLE	\$129.42
	WAUSAU TILE INC.	40550	10/13/2020	604973	8/26/20- INV#604973, PLASTIC LINER FOR FRANICH PAR	\$274.61
	WEX BANK	40566	10/14/2020	67911172	PD & FIRE FUEL	\$40.33
		40566	10/14/2020	67911172	PD & FIRE FUEL	\$60.83
	WILDEY, TYLER	40830	10/27/2020	TRVL ON 06/22/2020	WPD- LUNCH REIMBURSEMENT ICI TRAINING	\$47.44
	Fund Total					\$953,729.60
0170	BRINKS INCORPORATED	40626	10/27/2020	11302078	SERVICE	\$806.05
		40626	10/27/2020	3568580	SERVICE	\$21.00
	Fund Total					\$827.05
0202	AT&T-CAL NET 2	40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$57.65
	CONTINUANT, INC.	40645	10/27/2020	SI-0000006102	MANAGED SERVICES AGREEMENT FROM 11-01-11/30/2020	\$41.21
	RICOH USA, INC	40294	10/7/2020	5060472382	COPIER CHARGES	\$85.91
		40294	10/7/2020	5060329624	COPIER CHARGES	\$20.02
		40579	10/21/2020	5060508193	COPIER CHARGES	\$14.67
	Fund Total					\$219.46
0204	GRESHAM SAVAGE NOLAN & TILDEN APC	40688	10/27/2020	375083	LEGAL SERVICES RELATED TO HOUS	\$2,800.00
		40688	10/27/2020	373614	LEGAL SERVICES RELATED TO HOUS	\$6,005.00
	Fund Total					\$8,805.00
0205	ADAMS ASHBY GROUP, INC.	40598	10/27/2020	3173	Professional services related	\$630.00
		40598	10/27/2020	3255	Professional services related	\$840.00
	ANIMAS CONSTRUCTION	40332	10/13/2020	8-41 SUDDEN STREET	REHABILITATION OF PROPERTY 41	\$8,488.50

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0205	EL PAJARO COMMUNITY DEV CORP	40385	10/13/2020	9/1/2020	2019-2020 CDBG COVID-19	\$2,825.00
	REGISTER PAJARONIAN	40500	10/13/2020	2020-392337	ADVERTISING	\$539.40
	VERDE DESIGN, INC.	40541	10/13/2020	5-1920400	Consultant	\$11,606.24
	Fund Total					\$24,929.14
0209	VICENTE OR GUDELIA ANDRADE	40543	10/13/2020	LOAN #1256 OVERPAYME	LOAN #1256 OVERPAYMENT (109 W. 5TH STREET)	\$13.25
	Fund Total					\$13.25
0221	HOUSING AUTHORITY OF SANTA CRUZ COUNTY	40417	10/13/2020	20-12 LLIP-WAT	IMPLEMENTATION OF LANDLORD INC	\$5,000.00
	Fund Total					\$5,000.00
0246	ACE HARDWARE	40568	10/21/2020	09/30/2020	SUPPLIES	\$33.83
	AIRTEC SERVICE,INC	40319	10/13/2020	14661	PREVENTATIVE MAINTENANCE	\$5,914.71
	HOME DEPOT CREDIT SERVICES	40288	10/7/2020	09/13/2020	SUPPLIES	\$311.32
		40575	10/21/2020	10/13/2020	SUPPLIES	\$418.78
	KELLY-MOORE PAINT COMPANY, INC.	40706	10/27/2020	818-00000314050	PAINT	\$143.10
		40706	10/27/2020	818-00000313841	PAINT SUPPLIES	\$101.30
		40706	10/27/2020	818-00000313302	PAINT SUPPLIES	\$26.76
		40706	10/27/2020	818-00000313528	PAINT	\$93.05
		40706	10/27/2020	818-00000314201	PAINT AND SUPPLIES	\$151.00
	PACIFIC GAS & ELECTRIC	40772	10/27/2020	0498528361-5-10/11	GAS & ELEC	\$31,566.70
	SUPERIOR ALARM COMPANY	40524	10/13/2020	154624	SERVICE	\$132.00
	Fund Total					\$38,892.55
0250	COUNTY OF SANTA CRUZ LIBRARY OF JOINT POWERS	40648	10/27/2020	11/2020-WATS	MAINTENANCE EFFORT CONTRIBUTION FY20/21	\$45,140.33
	Fund Total					\$45,140.33
0260	GRANITE ROCK COMPANY	40686	10/27/2020	991927	OHLONE PKWY TO SLOUGH TRAIL PR	\$65,298.25
		40686	10/27/2020	992851	OHLONE PKWY TO SLOUGH TRAIL PR	\$144,015.25

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0260	HARRIS & ASSOCIATES INC.	40414	10/13/2020	45731	DESIGN PROPOSAL FOR RAIL TRAIL	\$797.50
	HOME DEPOT CREDIT SERVICES	40288	10/7/2020	09/13/2020	SUPPLIES	\$49.61
	KRAMER, CHRIS	40707	10/27/2020	STRIKE XC22329 REIMB	FIRE- STRIKE TEAM REIMBURSEMENTS	\$723.15
	LEXIS NEXIS RISK SOLUTIONS FL INC.	40712	10/27/2020	1382615-20200930	LAW ENFORCEMENT DATABASE	\$1,620.68
	MESITI-MILLER ENGINEERING, INC.	40576	10/21/2020	062009	CONSULTANT SERVICES	\$1,021.35
	MUHOBERAC, MARTIN	40733	10/27/2020	STRIKE WTS4414 REIMB	FIRE- STRIKE TEAM REIMBURSEMENT	\$308.63
	PADILLA, ELIZABETH	40471	10/13/2020	9/26/20	CENSUS SUPPLIES	\$75.51
		40471	10/13/2020	9/29/2020	CENSUS SUPPLIES	\$50.00
		40471	10/13/2020	5/5/2020	CENSUS SUPPLIES	\$96.84
		40471	10/13/2020	9/14/2020	CENSUS SUPPLIES	\$80.85
		40471	10/13/2020	6/17/2020	CENSUS SUPPLIES	\$95.33
		40471	10/13/2020	5/14/2020	CENSUS SUPPLIES	\$91.64
	PETTIGREW, RICHARD	40481	10/13/2020	8/20-8/24/20	STRIKE TEAM SUPPLIES	\$63.02
		40481	10/13/2020	8/20-8/24/20	STRIKE TEAM SUPPLIES	\$98.28
	RINCON CONSULTANTS, INC.	40504	10/13/2020	24894	PRECONSTRUCTION COMPLIANCE SER	\$290.00
	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	6703-09/22/2020	CENSUS MATERIALS	\$1,637.55
		40581	10/21/2020	5607-09/22/2020	CENSUS 2020 - SUPPLIES	\$65.89
	WATERWAYS CONSULTING INC.	40825	10/27/2020	19-005-03	STRUVE SLOUGH WETLAND ENHANCEM	\$4,732.50
	Fund Total					\$221,211.83
0291	K & D LANDSCAPING INC.	40705	10/27/2020	109118	LANDSCAPE MAINTENANCE	\$1,285.00
	MIWALL CORPORATION	40729	10/27/2020	9353	PATROL EQUIPMENT	\$5,124.23
	Fund Total					\$6,409.23

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0305	AIR UNLIMITED	40317	10/13/2020	289043	INV#289043 PROPANE 12.3 GALLONS 10-1-2020	\$39.10
		40317	10/13/2020	289018	INV#289018 PROPANE 6.6 GALLONS 9-29-2020	\$20.98
	BEAR ELECTRICAL SOLUTIONS INC.	40833	10/28/2020	11077	ANNUAL STREET LIGHT MAINTENANC	\$360.00
	BIG CREEK LUMBER COMPANY	40349	10/13/2020	09/26/2020	SUPPLIES	\$27.62
		40349	10/13/2020	09/26/2020	SUPPLIES	\$242.72
	FASTENAL COMPANY	40396	10/13/2020	CAWAT109874	SUPPLIES	\$59.27
	GRANITE ROCK COMPANY	40409	10/13/2020	1259074	INV#1259074 GRANITEPATCH	\$87.35
		40686	10/27/2020	1262587	INV#1262587 GRANITEPATCH & MUD MIXER FOR CLIFFORD	\$111.36
	GREEN RUBBER-KENNEDY AG	40836	10/28/2020	W-552631	PARTS	\$79.20
	HOME DEPOT CREDIT SERVICES	40288	10/7/2020	09/13/2020	SUPPLIES	\$142.87
		40288	10/7/2020	09/13/2020	SUPPLIES	\$183.54
		40575	10/21/2020	10/13/2020	SUPPLIES	\$315.34
	KELLY-MOORE PAINT COMPANY, INC.	40428	10/13/2020	818-00000311455	RETURN- INV#818-00000311455	(\$44.50)
		40428	10/13/2020	818-00000311456	GARTER STRAIN	\$34.98
	MISSION LINEN SUPPLY	40450	10/13/2020	292105-09/30/2020	UNIFORM RENTAL AND LAUNDRY SER	\$188.80
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	40462	10/13/2020	39599	SERVICE AND PARTS	\$39.18
	PACIFIC GAS & ELECTRIC	40562	10/14/2020	1553836670-7-10-5	GAS & ELEC	\$2,303.49
		40756	10/27/2020	1413903318-8-10/14	ELEC	\$73.92
		40767	10/27/2020	1965495282-9-10/14	ELEC	\$1,472.30
		40758	10/27/2020	7294900587-9-10/20	ELEC	\$88.04
		40760	10/27/2020	1039376060-7-10/20	ELEC	\$126.56

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0305	PKT WELDING & FABRICATION	40482	10/13/2020	1785	INV#1785 MANUFACTURE WATER HOLDER, TEMPLETE HOLDER	\$1,498.48
	STATEWIDE TRAFFIC SAFETY AND SIGNS INC.	40522	10/13/2020	05030185	INV#05030185 PEX FG300 STD DUTY BASE BLACK, PEX FG	\$2,570.04
		40522	10/13/2020	05030629	INV#05030629 WHITE AND YELOW FAST DRY, SWRC GLASS	\$3,565.68
		40522	10/13/2020	05030265	INV#05030265 PEX SIGN TYPE K MARKER, PEX FG300 STD	\$2,086.54
	TOWNSEND AUTO PARTS	40816	10/27/2020	10/01/2020	PARTS AND SUPPLIES	\$4.34
	ZUMAR INDUSTRIES, INC.	40555	10/13/2020	89458	MISC. ALUMINUM STRIPING STRIPI	\$7,272.09
	Fund Total					\$22,949.29
0306	MNS ENGINEERS, INC.	40730	10/27/2020	75811	PROFESSIONAL SERVICES JULY1-31,2020	\$225.00
	Fund Total					\$225.00
0309	AT&T-CAL NET 2	40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$680.09
	CRUZIO/THE INTERNET STORE INC.	40650	10/27/2020	B24704-357	DSL CHARGES FOR VARIOUS SITES FR 11/01/20-11/30/20	\$99.95
		40650	10/27/2020	N29135-119	WIRELESS AP FOR PUBLIC PLUS NEW CHARGE	\$24.98
	ELEVATOR SERVICE COMPANY, INC.	40668	10/27/2020	29822	ELEVATOR SERVICES	\$400.00
		40668	10/27/2020	29822	ELEVATOR SERVICES	\$520.00
	ERNESTO'S CLEANING SERVICES	40389	10/13/2020	1003202	JANITORIAL SERVICES	\$1,300.00
	FIRST ALARM, INC.	40402	10/13/2020	566510	SERVICE	\$317.67
	HOME DEPOT CREDIT SERVICES	40575	10/21/2020	10/13/2020	SUPPLIES	\$71.66
	KELLY-MOORE PAINT COMPANY, INC.	40706	10/27/2020	818-00000313680	SUPPLIES	\$9.57
		40706	10/27/2020	818-00000313598	SUPPLIES	\$234.92
	PACIFIC GAS & ELECTRIC	40562	10/14/2020	1553836670-7-10-5	GAS & ELEC	\$4,479.94
	PANTHER PROTECTIVE SERVICE	40478	10/13/2020	007-2020-2CPG	PATROL SERVICES AT 35 W.BEACH ST	\$200.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0309	PANTHER PROTECTIVE SERVICE	40776	10/27/2020	008-2020CG	Patrolling of Beach Street Par	\$1,986.00
	VENTEK INTERNATIONAL	40540	10/13/2020	123431	PARKING MACHINE FEE	\$701.20
	Fund Total					\$11,025.98
0310	ADVANTAGE GEAR, INC	40599	10/27/2020	34583-1	Bi-Annual MOU Required Uniform Order	\$4,191.00
	ALLSTAR FIRE EQUIPMENT, INC	40321	10/13/2020	225356	PPE and Equipment for Resendiz, Magee, and Navarro	\$14,637.32
	AT&T-CAL NET 2	40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$40.43
		40337	10/13/2020	000015364934	CALNET_PAL PHONE CHARGES FROM 08/2020-09/23/2020	\$63.55
	AVILA ELECTRIC	40618	10/27/2020	2618	10/21/20, INV#2618 - REPLACED EXISTING IRRIGATION	\$143.77
	CRUZIO/THE INTERNET STORE INC.	40650	10/27/2020	B24704-357	DSL CHARGES FOR VARIOUS SITES FR 11/01/20-11/30/20	\$499.00
		40650	10/27/2020	B24704-357	DSL CHARGES FOR VARIOUS SITES FR 11/01/20-11/30/20	\$69.95
	FIRE PROTECTION AND SAFETY INC.	40400	10/13/2020	A084419	SUPPLIES	\$151.99
		40400	10/13/2020	A084420	SUPPLIES	\$144.90
		40400	10/13/2020	A084422	SUPPLIES	\$142.74
		40400	10/13/2020	A084423	SUPPLIES	\$104.77
		40400	10/13/2020	A084424	SUPPLIES	\$106.49
		40400	10/13/2020	A084421	SUPPLIES	\$139.83
	JIMMY D. VANHOVE	40425	10/13/2020	INV 261	TRAINING	\$800.00
	L N CURTIS & SONS	40432	10/13/2020	INV408280	PPE for Resendiz, Magee, Navarro, Ortiz	\$390.08
	LEXIS NEXIS RISK SOLUTIONS FL INC.	40712	10/27/2020	805914-20200930	DORS	\$708.33
	METRO MOBILE COMMUNICATIONS	40726	10/27/2020	44849	TRAFFIC UNIT	\$330.73
	NATIONAL TRUCK SALES & SERVICE	40456	10/13/2020	235429	Preventative Maintenance and repair on 4436	\$1,975.05

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0310	PAJARO VALLEY PREVENTION & STUDENT ASSISTANCE INC	40474	10/13/2020	083120 MEASURE G	CASE MANAGEMENT, COUNSELING AN	\$5,515.18
		40774	10/27/2020	093020 MEASURE G	CASE MANAGEMENT, COUNSELING AN	\$5,576.03
	PROMO DIRECT	40786	10/27/2020	N137183	WPD SUPPLIES	\$237.30
	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	5716-09/22/2020	ADVANCE REGISTRATION	\$1,000.00
		40581	10/21/2020	5716-09/22/2020	OFFICE SUPPLIES	\$9.76
		40581	10/21/2020	5716-09/22/2020	BOOK FOR TESTING	\$129.95
		40581	10/21/2020	5716-09/22/2020	REGISTRATION - MENTAL HEALTH	\$162.40
		40581	10/21/2020	5716-09/22/2020	REGISTRATION - UNDERCOVER	\$50.00
		40581	10/21/2020	5716-09/22/2020	REGISTRATION - CJJ CONF.	\$250.00
		40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$2,377.55
		40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$28.70
	Fund Total					\$39,976.80
0312	BIKE SANTA CRUZ COUNTY	40623	10/27/2020	1036	EARN A BIKE PROGRAM	\$200.00
		40623	10/27/2020	1035	EARN A BIKE PROGRAM	\$444.00
	HARRIS & ASSOCIATES INC.	40693	10/27/2020	46338	ENVIRONMENTAL CONSULT SERVICES	\$9,345.80
		40693	10/27/2020	20200470101	ENVIRONMENTAL CONSULT SERVICES	\$1,977.63
	MESITI-MILLER ENGINEERING, INC.	40446	10/13/2020	082031	LEE ROAD TRAIL 65% DESIGN	\$6,710.00
		40446	10/13/2020	082026	LEE ROAD TRAIL 65% DESIGN	\$27,502.30
		40725	10/27/2020	092011	LEE ROAD TRAIL 65% DESIGN	\$14,107.50
		40725	10/27/2020	092012	LEE ROAD TRAIL 65% DESIGN	\$21,754.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0312	METROPOLITAN TRANSPORTATION COMMISSION	40727	10/27/2020	4926-AR11835	INVOICE #4926-AR11835	\$1,500.00
	PACIFIC CREST ENGINEERING, INC.	40463	10/13/2020	8705	GEOTECHNICAL ANALYSIS	\$320.00
		40463	10/13/2020	8589	PROFESSIONAL SERVICES	\$2,850.00
		40463	10/13/2020	8580	PROFESSIONAL SERVICES	\$7,365.00
		40745	10/27/2020	8717	PROFESSIONAL SERVICES	\$350.00
		40745	10/27/2020	8884	PROFESSIONAL SERVICES	\$4,531.25
	PACIFIC GAS & ELECTRIC	40561	10/14/2020	119846765	ELEC. RELOCATION AT 751 OHLONE PARKWAY	\$9,895.06
	ZAP MANUFACTURING INC.	40553	10/13/2020	4006	REFLECTIVE PAVEMENT MARKER WHI	\$4,233.00
	Fund Total					\$113,085.54
0344	ECOLOGY ACTION OF SANTA CRUZ	40384	10/13/2020	67293	GRANT APPLICATION FOR TRANSPOR	\$6,741.68
	Fund Total					\$6,741.68
0354	A.M. LEONARD	40597	10/27/2020	C120102421/so20 16904	9/10/20-TOOLS FOR PARK STOREROOM AND VISTA.	\$48.23
		40597	10/27/2020	CI20095907/SO20 16904	8/20/20-INVCI20095907/SO20169042 - GARDENING TOOLS	\$57.73
	ACE HARDWARE	40568	10/21/2020	09/30/2020	SUPPLIES	\$93.90
	K & D LANDSCAPING INC.	40705	10/27/2020	109116	LANDSCAPE SERVICE AT BAY BREEZE PLANTERS	\$849.00
		40705	10/27/2020	109237	GOPHER CONTROL	\$230.00
	MISSION LINEN SUPPLY	40450	10/13/2020	292109- 09/30/2020	UNIFORM RENTAL AND LAUNDRY SER	\$82.39
		40450	10/13/2020	292109- 09/30/2020	UNIFORM RENTAL AND LAUNDRY SER	\$45.77
	PACIFIC GAS & ELECTRIC	40747	10/27/2020	0519864328-9- 10/18	ELEC	\$6.39
		40748	10/27/2020	6312050406-1- 10/16	ELEC	\$10.46

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0354	PACIFIC GAS & ELECTRIC	40750	10/27/2020	0541697410-2-10/16	ELEC	\$13.28
	Fund Total					\$1,437.15
0710	2ND NATURE, LLC	40595	10/27/2020	20-879-15	SOFTWARE FOR COMPLIANCE WITH M	\$7,495.49
	4IMPRINT, INC.	40311	10/13/2020	8479483	HAND SANITIZER	\$1,253.63
	A L LEASE COMPANY, INC	40556	10/14/2020	9/30/2020	REPAIR SUPPLIES	\$19.53
	ACE HARDWARE	40568	10/21/2020	09/30/2020	SUPPLIES	\$288.85
		40568	10/21/2020	09/30/2020	SUPPLIES	\$49.46
		40568	10/21/2020	09/30/2020	SUPPLIES	\$122.13
		40568	10/21/2020	09/30/2020	SUPPLIES	\$133.25
		40568	10/21/2020	09/30/2020	SUPPLIES	\$18.63
		40568	10/21/2020	09/30/2020	SUPPLIES	\$26.18
		40568	10/21/2020	09/30/2020	SUPPLIES	\$21.84
		40568	10/21/2020	09/30/2020	SUPPLIES	\$224.50
	AMERICAN MESSAGING	40327	10/13/2020	M7023652UJ	PAGER CHARGES FOR WASTEWATER FM 10/01/20-10/31/20	\$38.44
	AMERIGAS	40329	10/13/2020	3111763751	PROPANE	\$322.44
		40608	10/27/2020	3112618154	PROPANE	\$106.16
	APPLIED INDUSTRIAL TECHNOLOGIES	40333	10/13/2020	7019810411	PARTS	\$157.76
		40609	10/27/2020	7019920461	SEAL	\$171.77
		40609	10/27/2020	7019941089	PARTS	\$45.90
	ARRIAGA, JOHN	40612	10/27/2020	8262	CONSULTANT FOR LEGISLATIVE SER	\$625.00
	ASSOCIATION OF BAY AREA GOVERNMENTS	40335	10/13/2020	AR024053	INVOICE #AR024053 FY21-LEVELIZED CHARGE OF N	\$5,580.00
	AT&T-CAL NET 2	40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$91.74

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	AT&T-CAL NET 2	40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$256.24
	AUTOMATION DIRECT.COM, INC.	40339	10/13/2020	11358727	STEGO PARTS- FILTERS AND THERMOSTAT	\$242.52
	BC LABORATORIES, INC.	40344	10/13/2020	B391783	LANDFILL GROUNDWATER SAMPLING	\$1,710.00
		40344	10/13/2020	B391790	LANDFILL GROUNDWATER SAMPLING	\$318.00
		40344	10/13/2020	B391782	LANDFILL GROUNDWATER SAMPLING	\$456.00
		40344	10/13/2020	B392673	SAMPLE SERVICE	\$1,968.00
		40344	10/13/2020	B392674	SERVICE	\$1,968.00
	BEECHER ENGINEERING, INC.	40345	10/13/2020	0920-66	PRE-DESIGN STUDY OF THE WWTP E	\$5,200.00
	BEWLEY'S CLEANING, INC.	40348	10/13/2020	009394	JANITORIAL SERVICES	\$114.95
	BME INC	40350	10/13/2020	3624	ANNUAL MAINTENANCE FOR CO-GENE	\$3,451.84
	BOWMAN & WILLIAMS, INC.	40625	10/27/2020	14870	CONSULTING SURVEYOR SERVICES	\$2,090.00
		40625	10/27/2020	14799	CONSULTING SURVEYOR SERVICES	\$3,145.00
	BUCKLES-SMITH ELECTRIC	40352	10/13/2020	3210756-00	STRUCTURE LICENSE	\$1,180.00
	CALCON SYSTEMS, INC	40353	10/13/2020	47424	ON-CALL SCADA	\$2,891.39
		40557	10/14/2020	47222	SERVICE CALLS	\$5,651.91
	CARLOS ORTA	40631	10/27/2020	16800	FENCE AT LEEVE	\$2,371.00
	CENTRAL ELECTRIC	40636	10/27/2020	09/30/2020	SERVICE	\$479.83
		40636	10/27/2020	09/30/2020	SERVICE	\$252.97
	CHARTER COMMUNICATIONS	40637	10/27/2020	0595074101620	DSL CHARGES FOR NATURE CENTER FR 10/16/20-11/15/20	\$124.97
	CONTINUANT, INC.	40645	10/27/2020	SI-0000006102	MANAGED SERVICES AGREEMENT FROM 11-01-11/30/2020	\$591.34
	CWEA	40375	10/13/2020	JAIME PRECIADO 2020	PLEASE ATTACH CERTIFICATE WITH PAYMENT	\$91.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	CWEA	40376	10/13/2020	JOSE J GARCIA	RENEWAL FOR JOSE JESUS GARCIA // MEMBER DUES	\$192.00
		40653	10/27/2020	EDDIE PASTRANO	CWEA ASSOCIATION MEMBERSHIP DUE.	\$192.00
	D&G SANITATION	40377	10/13/2020	274802	SERVICE	\$223.96
	D&M TRAFFIC SERVICES, INC.	40655	10/27/2020	74101	SIGNS	\$223.65
	DAVIS AUTO PARTS	40657	10/27/2020	09/26/2020	PARTS	\$14.20
		40657	10/27/2020	09/26/2020	PARTS	\$7.10
	DIAMOND D COMPANY	40834	10/28/2020	4365	RAMP AT CITY HALL	\$212.40
		40834	10/28/2020	4337	RAMP AT CITY HALL	\$1,255.39
	DIRECT TV LLC	40663	10/27/2020	37818174601	INVOICE #37818174601 CURRENT FEES DUE FOR SE	\$136.24
	E & M ELECTRIC & MACHINERY, INC.	40664	10/27/2020	362050	SCADA ANNUAL RENEWAL PREMIUM	\$9,264.00
		40664	10/27/2020	362050	SCADA ANNUAL RENEWAL PREMIUM	\$1,544.00
		40664	10/27/2020	362050	SCADA ANNUAL RENEWAL PREMIUM	\$4,632.00
	ENVIRONMENTAL INNOVATIONS, INC.	40669	10/27/2020	1243	Coordination of City's Green B	\$2,360.13
		40558	10/14/2020	REISSUE CHECK #39005	INVOICE#1205-Coordination of City's Green B	\$1,665.00
		40558	10/14/2020	REISSUE CHECK#39613	INVOICE#1216- Coordination of City's Green B	\$1,260.00
		40558	10/14/2020	REISSUE CHECK #39364	INVOICE #1211-Coordination of City's Green B	\$2,040.00
	EUROFINS ABRAXIS, INC	40392	10/13/2020	244389	SUPPLIES	\$350.00
	EUROFINS/EATON ANALYTICAL, INC.	40393	10/13/2020	L0533347	WELL ANALYTICAL SERVICES	\$3,450.00
		40393	10/13/2020	L0533346	SAMPLING SERVICES	\$2,760.00
		40393	10/13/2020	L0534486	SAMPLE SERVICE	\$1,380.00
		40393	10/13/2020	L0534669	SERVICE	\$1,440.00
	EXCEL PAC LLC	40395	10/13/2020	87745	TOOLBOX KITS	\$2,298.03
	FASTENAL COMPANY	40396	10/13/2020	CAWAT110170	SUPPLIES- GLOVES	\$185.42

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	FASTENAL COMPANY	40396	10/13/2020	CAWAT110219	PARTS	\$63.46
		40396	10/13/2020	CAWAT108495	SUPPLIES	\$16.70
		40396	10/13/2020	CAWAT110327	PARTS	\$726.02
		40396	10/13/2020	CAWAT110315	SUPPLIES	\$25.76
		40396	10/13/2020	CAWAT110467	PARTS	\$129.85
		40673	10/27/2020	CAWAT110453	TENSILE RUBBER SHEET	\$98.15
	FEDEX	40397	10/13/2020	7-126-45573	FRT	\$39.50
		40397	10/13/2020	7-139-42431	FRT	\$21.76
	FISHER SCIENTIFIC	40403	10/13/2020	9401514	LAB SUPPLIES	\$28.78
		40403	10/13/2020	9552578	SUPPLIES	\$125.69
		40403	10/13/2020	9232145	SUPPLIES	\$167.07
		40403	10/13/2020	9686198	SUPPLIES	\$127.68
		40677	10/27/2020	0683154	SUPPLIES	\$53.90
		40677	10/27/2020	0475097	SUPPLIES	\$497.86
	GARCIA, JESUS	40683	10/27/2020	BOOT REIMB FY19/20	PW-BOOT REIMBURSEMENT	\$200.00
	GRAINGER	40408	10/13/2020	9636563505	GASKET PUNCH SET	\$75.63
		40408	10/13/2020	9622584739	GASKET CUTTER KIT	\$520.96
		40408	10/13/2020	9638688060	RETURN, ORIGINAL INVOICE #9622584739	(\$233.81)
		40685	10/27/2020	9677144355	NITRILE GLOVES	\$188.99
		40685	10/27/2020	9676931927	PARTS	\$449.06
		40836	10/28/2020	W-553031	PARTS	\$82.72
	GREEN RUBBER-KENNEDY AG	40836	10/28/2020	W-553048	PARTS	\$8.23
		40410	10/13/2020	509	LANDSCAPING MAINTENANCE	\$2,000.00
	GREEN TOUCH	40410	10/13/2020	521	LANDSCAPING MAINTENANCE	\$675.00
		40410	10/13/2020	572	LANDSCAPING MAINTENANCE	\$840.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	GREEN TOUCH	40687	10/27/2020	574	LANDSCAPING MAINTENANCE	\$825.00
	GROCERY OUTLET	40411	10/13/2020	09/22/2020	SUPPLIES- 300 4882 346 2231-09/22/2020	\$5.26
		40411	10/13/2020	10/08/2020	SUPPLIES	\$24.17
		40689	10/27/2020	02/24/2020	300 2772 219 2258-SCIENCE WKSHOP SUPPLIES	\$104.36
	HACH COMPANY	40413	10/13/2020	12138215	pH GEL PROBE	\$383.93
		40413	10/13/2020	12135433	SOURCE CONTROL SUPPLIES	\$2,106.97
		40691	10/27/2020	12152174	INVOICE #12152174 HACH CERTIFIED TECHS SERVICE	\$6,497.00
		40691	10/27/2020	12152281	EZ COD RECYCLING	\$556.93
		40691	10/27/2020	12133276	HQ40D PORTABLE MULTI METER	\$1,324.35
	HOME DEPOT CREDIT SERVICES	40288	10/7/2020	09/13/2020	SUPPLIES	\$175.71
		40288	10/7/2020	09/13/2020	SUPPLIES	\$392.61
		40575	10/21/2020	10/13/2020	SUPPLIES	\$107.92
		40575	10/21/2020	10/13/2020	SUPPLIES	\$126.45
		40575	10/21/2020	10/13/2020	SUPPLIES	\$728.33
		40575	10/21/2020	10/13/2020	SUPPLIES	\$61.68
		40575	10/21/2020	10/13/2020	SUPPLIES	\$58.93
	HYDROSCIENCE ENGINEERS, INC.	40696	10/27/2020	454001015	SUB BASIN 7 SANITARY SEWER ASS	\$3,072.50
	ICONIX WATERWORKS (US) INC.	40418	10/13/2020	U2016045450	PARTS	\$96.37
	IDEAL ENVIRONMENTAL PRODUCTS & SERVICE	40697	10/27/2020	(250)16x9-NC2001 24x	STORAGE BUILDING	\$45,625.42
	IDEXX LABORATORIES INC.	40419	10/13/2020	3071363945	LAB SUPPLIES	\$1,292.17
	INSPIRA STUDIOS	40701	10/27/2020	IS2020-026	Video production	\$1,132.50
		40701	10/27/2020	IS2020-026	Video production	\$75.00
	JERRY ALLISON LANDSCAPING INC.	40424	10/13/2020	090120-16	INV#090120-16 MAINTENANCE AT HOLDM RD, HARVEST DR	\$97.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	JERRY ALLISON LANDSCAPING INC.	40424	10/13/2020	090120-16	INV#090120-16 MAINTENANCE AT HOLDM RD, HARVEST DR	\$581.00
		40424	10/13/2020	100120-15	INV#100120-15 MAINTENANCE ON HOLM RD, HARVEST DR &	\$97.00
		40424	10/13/2020	100120-23	INVOICE #100120-23 MONTHLY MAINTENANCE SERVICE	\$200.00
	KELLY-MOORE PAINT COMPANY, INC.	40428	10/13/2020	818-39820447	PAINT	\$80.64
		40706	10/27/2020	818-00000313243	PAINT	\$80.64
	KEMIRA WATER SOLUTIONS, INC.	40429	10/13/2020	9017687177	WWTF FERRIC CHLORIDE SUPPLY	\$9,012.16
	KJ WOODS CONSTRUCTION INC	40289	10/7/2020	RETENTION	AIRPORT FREEDOM TRUNK SEWER RP	\$194,982.09
	MARY A. CUDAHY	40718	10/27/2020	58 ROOSEVELT ST	SEWER LATERAL REBATE	\$1,500.00
	MATHESON TRI-GAS INC.	40442	10/13/2020	22380283	SUPPLY	\$26.89
	MCMASTER CARR	40722	10/27/2020	44563562	PARTS	\$974.13
	MENDEZ, ALVARO	40560	10/14/2020	9/17/2020	PW SAFETY BOOTS	\$200.00
	MERCURY METALS INC	40445	10/13/2020	13416	METAL PARTS	\$43.89
		40445	10/13/2020	13417	SUPPLIES	\$345.12
		40723	10/27/2020	13437	PARTS	\$121.85
	MESITI-MILLER ENGINEERING, INC.	40446	10/13/2020	082032	SYDNEY AVE STORM DRAIN IMPROVE	\$1,844.00
		40446	10/13/2020	082033	SYDNEY AVE STORM DRAIN IMPROVE	\$3,811.50
	M-I-C INC.	40437	10/13/2020	4534	PARTS	\$205.81
	MID VALLEY SUPPLY	40448	10/13/2020	09/30/2020	SUPPLIES	\$161.23
	MISSION LINEN SUPPLY	40450	10/13/2020	279226-10/01/2020	UNIFORM RENTAL AND LAUNDRY SER	\$1,545.62
	MONTEREY BAY ANALYTICAL SERVICES, INC.	40452	10/13/2020	2008WAT	AUGUST SAMPLING	\$117.00
		40452	10/13/2020	2008WAT	AUGUST SAMPLING	\$22.50
		40452	10/13/2020	2008WAT	AUGUST SAMPLING	\$252.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	MONTEREY COUNTY HERALD	40732	10/27/2020	0001269194	0001269194 CLASSIFIED ADVERTISING	\$624.05
	OLIN CORPORATION	40741	10/27/2020	2851015	SODIUM HYPOCHLORITE SOLUTION	\$4,734.33
		40741	10/27/2020	2872707	SODIUM HYPOCHLORITE SOLUTION	\$4,682.45
		40741	10/27/2020	2882455	SODIUM HYPOCHLORITE SOLUTION	\$4,730.48
	PACIFIC 4	40746	10/27/2020	00164722	SUPPLIES	\$383.72
	PACIFIC CREST ENGINEERING, INC.	40745	10/27/2020	8881	PROF FEES	\$871.25
	PACIFIC GAS & ELECTRIC	40467	10/13/2020	2914465320-0-9/25-	ELEC	\$18,188.32
		40466	10/13/2020	6994615709-1-9/28	ELEC	\$12,212.10
		40468	10/13/2020	6994615709-1-9/30-	ELEC	\$26,101.70
		40465	10/13/2020	9335083043-1-10/2-	ELEC	\$3,496.54
		40757	10/27/2020	0998529372-2-10/21	ELEC	\$74.77
		40841	10/28/2020	5314251010-5-10/20	ELEC	\$3,844.38
	PAN-PACIFIC SUPPLY	40477	10/13/2020	29606091	FLOWERVE BALL VALVE	\$3,794.32
		40477	10/13/2020	29606201	PARTS	\$195.21
	PAPE MACHINERY, INC	40479	10/13/2020	1834919	SERVICE	\$2,250.22
		40479	10/13/2020	1835114	SERVICE	\$1,675.15
	PENINSULA PEST MANAGEMENT, INC.	40778	10/27/2020	14109	INVOICE #14109 INSECICIDE APPLICATION TO ANTS AN	\$200.00
		40778	10/27/2020	14108	INVOICE #14108 VERTEBRATE PEST MANAGEMENT OF RATS	\$125.00
		40778	10/27/2020	14107	INVOICE #14107 APPLICATION OF HERBICIDE TO UNDE	\$230.00
	POLYDYNE INC.	40484	10/13/2020	1485866	CHEMICALS FOR WASTEWATER AND R	\$5,409.45

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	POLYDYNE INC.	40782	10/27/2020	1487909	CHEMICALS FOR WASTEWATER AND R	\$7,092.01
		40782	10/27/2020	1465344	CHEMICALS FOR WASTEWATER AND R	\$7,027.54
	PRAXAIR DISTRIBUTION, INC	40488	10/13/2020	99148641	SHOP SUPPLIES	\$186.38
		40488	10/13/2020	99022292	CYLINDER RENT	\$257.34
	PROVAC SALES,INC.	40491	10/13/2020	38909	SUPPLIES	\$54.63
	PSOMAS	40787	10/27/2020	166342	INSPECTION SERVICES FOR AIRPOR	\$540.00
	QUADIENT, INC.	40492	10/13/2020	16178173	INK POSTAGE METER	\$43.68
	QUINN COMPANY, INC.	40496	10/13/2020	PCN20004443	PARTS	\$446.34
	REGISTER PAJARONIAN	40500	10/13/2020	2020-392394	CA CLEANUP ADVERTISEMENT	\$351.00
	RICOH USA, INC	40294	10/7/2020	5060329273	MSC COPIES	\$3.16
		40294	10/7/2020	5060329747	COPIER CHARGES	\$32.35
		40294	10/7/2020	5060472382	COPIER CHARGES	\$111.80
		40294	10/7/2020	5060472382	COPIER CHARGES	\$85.85
		40294	10/7/2020	5060472382	COPIER CHARGES	\$85.91
		40294	10/7/2020	5060329624	COPIER CHARGES	\$165.58
		40294	10/7/2020	5060329624	COPIER CHARGES	\$9.48
		40294	10/7/2020	5060329624	COPIER CHARGES	\$47.81
		40579	10/21/2020	5060507621	SUPPLIES	\$32.69
		40579	10/21/2020	5060507694	SUPPLIES	\$8.15
		40579	10/21/2020	5060508193	COPIER CHARGES	\$151.67
		40579	10/21/2020	5060508193	COPIER CHARGES	\$6.95
		40579	10/21/2020	5060508193	COPIER CHARGES	\$50.11
	SANCHEZ, JAIME	40507	10/13/2020	541027	CLIMATE CHANGE EMPOWERMENT MURAL	\$3,000.00
	SANCHEZ, MARIO	40508	10/13/2020	09/15/2020	PW- CERTIFICATION REIMBURSEMENTS-BOOM TRUCK	\$280.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	SANDEN CONSTRUCTION INC.	40509	10/13/2020	1247	DIGESTER CRACK REPAIRS	\$48,000.00
	SJSU RESEARCH FOUNDATION	40515	10/13/2020	AR021056	CHARTER FOR JOHN H. MARTIN FOR RESEARCH	\$273.75
		40515	10/13/2020	AR021133	CHARTER OF JOHN H. MARTIN	\$365.00
		40803	10/27/2020	AR021150	CHARTER OF JOHN H. MARTIN FOR RESEARCH 10/05/2020	\$365.00
	STATE WATER RESOURCES CNTRL BD	40521	10/13/2020	SC-122463	INVOICE # SC-122463 PARTY #3101 1350 FREED	\$1,428.52
	STATE WATER RESOURCES CONTROL BOARD	40805	10/27/2020	RYAN SMITH	RENEWAL	\$150.00
	STOKE, BRAD	40806	10/27/2020	9/11	CRANE OPER CERTIFICATION	\$250.00
	SUNSYSTEM TECHNOLOGY	40523	10/13/2020	014239	CITYWIDE SOLAR MAINTENANCE CON	\$2,050.00
	SUPERIOR ALARM COMPANY	40524	10/13/2020	154024	ALARM MONITORING SERVICES	\$79.50
	TAYLOR'S OFFICE CITY	40580	10/21/2020	09/30/2020	SUPPLIES	\$419.99
		40580	10/21/2020	09/30/2020	SUPPLIES	\$141.62
	TELEDYNE INSTRUMENTS, INC.	40525	10/13/2020	S020422708	REFRIG ASSEMBLY	\$1,608.07
	TESCO CONTROLS, INC.	40812	10/27/2020	0071410-IN	PAJARO VALLEY DISK FILTER IMPR	\$9,357.20
	THATCHER COMPANY, INC.	40527	10/13/2020	278781	CHEMICALS FOR RECYCLE WATER	\$4,120.56
		40527	10/13/2020	278730	CHEMICALS FOR RECYCLE WATER	\$4,148.87
		40527	10/13/2020	279047	CHEMICALS FOR RECYCLE WATER	\$4,401.84
		40527	10/13/2020	279251	CHEMICALS FOR RECYCLE WATER	\$4,392.32
		40813	10/27/2020	279341	CHEMICALS FOR RECYCLE WATER	\$4,129.41
		40813	10/27/2020	279522	CHEMICALS FOR RECYCLE WATER	\$4,124.14
		40813	10/27/2020	279473	CHEMICALS FOR RECYCLE WATER	\$4,109.83
		40813	10/27/2020	278995	CHEMICALS FOR RECYCLE WATER	\$4,388.50
	THE GRUNSKY LAW FIRM LLC	40287	10/7/2020	94991	LEGAL SERVICES	\$958.80
	THE HOSE SHOP INC.	40565	10/14/2020	9/30/2020	REPAIR SUPPLIES	\$56.41
	THE PUBLIC GROUP	40528	10/13/2020	1140718	AUCTION FEES	\$9.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	THE PUBLIC GROUP	40528	10/13/2020	1131330	AUCTION FEES	\$32.80
	THOMAS & ASSOCIATES	40529	10/13/2020	31698	PARTS	\$285.82
	TOWNSEND AUTO PARTS	40816	10/27/2020	10/01/2020	PARTS AND SUPPLIES	\$47.92
	TRITON CONSTRUCTION INC.	40818	10/27/2020	17409	INVOICE #17409 SECONDARY CONTAINMENT TESTING //	\$3,400.00
	TYLER TECHNOLOGIES, INC.	40845	10/28/2020	045-316747	LICENSING, IMPLEMENT, MAINT. M	\$1,167.00
	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	8573-09/22/2020	ADVANTAGE ANNUAL PLAN SUBSCRIPTION	\$128.00
		40581	10/21/2020	3055-09/22/2020	OSHA Danger Signs	\$198.89
		40581	10/21/2020	3055-09/22/2020	Webinar for Bryan Condry (Lab Manager)	\$25.00
		40581	10/21/2020	3055-09/22/2020	Plants	\$161.62
		40581	10/21/2020	3055-09/22/2020	Cornucopia Seeds / Outreach	\$699.00
		40581	10/21/2020	3055-09/22/2020	Science Workshop / Toolkits	\$1,244.00
		40581	10/21/2020	3055-09/22/2020	Science Workshop / Toolkits	\$88.19
		40581	10/21/2020	3055-09/22/2020	Science Workshop / Toolkits	\$923.98
		40581	10/21/2020	3055-09/22/2020	Science Workshop / Toolkits	\$4,096.61
		40581	10/21/2020	3055-09/22/2020	Equipment	\$1,624.90
		40581	10/21/2020	3055-09/22/2020	Stormwater-Certified Postage	\$7.44
		40581	10/21/2020	3055-09/22/2020	QISP Renewal for Jim Crowley- Source Control	\$190.00
		40581	10/21/2020	3055-09/22/2020	Renewal for Edgar Quintero Collections	\$50.00
		40581	10/21/2020	3055-09/22/2020	Pretreatment Facility Inspection for Wendy Trinh /	\$114.55

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	3055-09/22/2020	In-the field items for Source Control	\$157.19
		40581	10/21/2020	3055-09/22/2020	Books for Christian Di Renzo	\$20.73
		40819	10/27/2020	9557-09/22/2020	JOB ADVERTISEMENT	\$75.00
		40819	10/27/2020	4782-09/22/2020	MEMBERSHIP FOR STAFF	\$400.00
		40819	10/27/2020	4782-09/22/2020	OFFICE SUPPLIES	\$43.34
		40819	10/27/2020	4782-09/22/2020	REFUND- CANCELLED TRAINING	(\$279.08)
		40819	10/27/2020	4782-09/22/2020	MEMBERSHIP FEE FOR STAFF	\$45.00
		40819	10/27/2020	4782-09/22/2020	TOOLBOX KITS FOR SCIENCE WORKSHOP	\$720.30
	ULINE	40536	10/13/2020	41781016	ORDER 41781016 MATERIAL FOR TOOLKITS FOR PVUSD	\$1,770.53
	USA BLUEBOOK	40539	10/13/2020	309931	SIEMENS PROBE LU	\$1,342.05
		40539	10/13/2020	369313	PARTS	\$140.22
	VERIZON WIRELESS	40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$38.01
		40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$114.03
		40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$76.02
		40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$351.01
		40542	10/13/2020	9863392795	CELL & DATA CHARGES FOR MSC FROM 08/23/20-09/22/20	\$39.09
		40542	10/13/2020	9863392795	CELL & DATA CHARGES FOR MSC FROM 08/23/20-09/22/20	\$69.15
		40542	10/13/2020	9863392795	CELL & DATA CHARGES FOR MSC FROM 08/23/20-09/22/20	\$46.06
		40544	10/13/2020	8802340963	SUPPLIES	\$30.45
	VWR INTERNATIONAL IN	40823	10/27/2020	8802400210	PROSPORE AMPOULE LOG	\$51.13
		40823	10/27/2020	8802495531	CUVETTE MACRO ROUND BTM	\$95.75

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0710	VWR INTERNATIONAL IN	40823	10/27/2020	8802471575	VIALS AND OTHER LAB SUPPLIES	\$564.26
	WASTEWATER MANAGEMENT SPECIALISTS LLC	40824	10/27/2020	2020-09W	Serve as Interim Wastewater Fa	\$10,801.50
	YOURSERVICESOLUTIONS.COM INC.	40552	10/13/2020	200952	INVOICE #200952 FENCE INSTALL AT PUMP STATION #15	\$11,792.00
	Fund Total					\$632,649.43
0720	A L LEASE COMPANY, INC	40556	10/14/2020	9/30/2020	REPAIR SUPPLIES	\$134.41
	A TOOL SHED RENTALS, INC.	40312	10/13/2020	1448433-6	CASE TRACTOR LOADER RENTAL	\$431.07
	A-1 JANITORIAL SERVICE	40313	10/13/2020	7727	JANITORIAL SERVICES	\$2,150.00
		40313	10/13/2020	7727	JANITORIAL SERVICES	\$1,050.00
	ACE HARDWARE	40568	10/21/2020	09/30/2020	SUPPLIES	\$27.95
		40568	10/21/2020	09/30/2020	SUPPLIES	\$173.38
		40568	10/21/2020	09/30/2020	SUPPLIES	\$177.84
	ADAMAR INDUSTRIES, LLC	40315	10/13/2020	2244	INV#2244 MAGNET KIT	\$275.00
	AGILIS SYSTEMS, LLC	40600	10/27/2020	2733164	INV#2733164 LINXUP TRACKING SERVICE FOR NOVEMBER 2	\$160.93
	AIRI SEVERSON	40318	10/13/2020	38964	ONE QUALIFYING CLOTHES WASHER REBATE @ 73 LAWRENCE	\$100.00
	AIRTEC SERVICE,INC	40603	10/27/2020	14873	HVAC MAINTENANCE	\$507.41
		40603	10/27/2020	14544	DUCT REPAIR	\$300.13
	AKIRA/ DULCE MORIMOTO	40320	10/13/2020	13475	13475- UTILITY ACCT CLOSED	\$198.96
	ALBERTO GARCIA	40604	10/27/2020	BOOT REIMB FY20/21	PW- BOOT REIMBURSEMENT	\$200.00
	AMERICAN MESSAGING	40327	10/13/2020	M7023541UJ	PAGER SERVICES FOR WATER FROM 10/01/20-10/31/2020	\$76.69
	AMERICAN WATER WORKS ASSOCIATION	40328	10/13/2020	7001841741	MEMBER # 00699051 RENEWAL FEE- M. MOLFINO	\$105.00
	ARRIAGA, JOHN	40612	10/27/2020	8262	CONSULTANT FOR LEGISLATIVE SER	\$625.00
	ASSOCIATION OF BAY AREA GOVERNMENTS	40335	10/13/2020	AR024046	FY-21 LEVELIZED CHARGE- NAT GAS	\$3,000.80

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	AT&T-CAL NET 2	40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$280.43
	BAVCO	40342	10/13/2020	969415	INV#969415 FEBCO LED FREE LF825Y 2"	\$784.03
	BIG CREEK LUMBER COMPANY	40349	10/13/2020	09/26/2020	SUPPLIES	\$94.52
	CARL JOHNSON	40357	10/13/2020	37824	TWO QUALIFYING TOILET REBATES @ 126 MONTE VISTA AC	\$200.00
	CAROLLO ENGINEERS, INC.	40358	10/13/2020	0190723	WATER SYSTEM MASTER PLAN	\$12,312.00
		40358	10/13/2020	0190743	ZONE 2 WATER RESERVOIR SITE ST	\$41,465.16
	CARRILLO, SALVADOR	40632	10/27/2020	10/15/2020	PW SAFETY BOOTS	\$200.00
	CDW GOVERNMENT, INC.	40359	10/13/2020	1929398	EPSON INK FOR UB AND SOLID WASTE	\$177.65
	CENTRAL COAST LANDSCAPE & MAINTENANCE	40362	10/13/2020	21390	SERVICE- MULCH	\$795.00
		40362	10/13/2020	21412	OCT MAINTENANCE	\$627.00
	CHARTER COMMUNICATIONS	40363	10/13/2020	0274807091920	SERVICE	\$89.98
	CHEVROLET OF WATSONVILLE	40639	10/27/2020	238275	PARTS	\$32.95
	CONTINUANT, INC.	40645	10/27/2020	SI-0000006102	MANAGED SERVICES AGREEMENT FROM 11-01-11/30/2020	\$714.96
	CRUZIO/THE INTERNET STORE INC.	40650	10/27/2020	B24704-357	DSL CHARGES FOR VARIOUS SITES FR 11/01/20-11/30/20	\$99.95
	D&G SANITATION	40377	10/13/2020	274804	SERVICE	\$25.00
		40377	10/13/2020	274811	SERVICE	\$25.00
		40377	10/13/2020	274808	SERVICE	\$25.00
		40377	10/13/2020	274805	SERVICE	\$25.00
		40377	10/13/2020	274807	SERVICE	\$25.00
		40377	10/13/2020	274806	SERVICE	\$25.00
		40377	10/13/2020	274810	SERVICE	\$25.00
		40377	10/13/2020	274809	SERVICE	\$25.00
	DANIEL & ROSELIA ROCHA	40378	10/13/2020	08641	ONE QUALIFYING CLOTHES WASHER REBATE @ 132 HOLLY D	\$100.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	DAVID FRYN	40379	10/13/2020	40994	40994- UTILITY ACCT CLOSED	\$49.80
	DAVIS AUTO PARTS	40657	10/27/2020	09/26/2020	PARTS	\$24.91
	DIAMOND D COMPANY	40381	10/13/2020	4297	SIDEWALK REPAIR AT 741 VISTA MONTANA	\$2,386.88
		40661	10/27/2020	4330	CITYWIDE SIDEWALK REPAIR PROJE-NEW FIRE HYDRANT	\$787.50
		40834	10/28/2020	4365	RAMP AT CITY HALL	\$212.40
		40834	10/28/2020	4337	RAMP AT CITY HALL	\$1,255.38
		40664	10/27/2020	362050	SCADA ANNUAL RENEWAL PREMIUM	\$10,835.00
	E & M ELECTRIC & MACHINERY, INC.	40387	10/13/2020	2020-72	FIBER OPTICS UPGRADE PROJ ST-2	\$4,227.50
	EPICO SYSTEMS INC.	40387	10/13/2020	2020-71	FIBER OPTICS UPGRADE PROJ ST-2	\$53,675.00
		40388	10/13/2020	39334	39334- UTILITY ACCT CLOSED	\$41.84
	ERIKA LUA	40391	10/13/2020	BOOT REIMB FY20/21	PW- BOOT REIMBURSEMENT AND CERTIFICATION REIMB	\$282.00
		40391	10/13/2020	BOOT REIMB FY20/21	PW- BOOT REIMBURSEMENT AND CERTIFICATION REIMB	\$200.00
	ESPINOZA, JESUS	40396	10/13/2020	CAWAT110206	SUPPLIES	\$212.09
		40396	10/13/2020	CAWAT108847	SUPPLIES	\$4,290.79
		40673	10/27/2020	CAWAT110234	MATERIALS	\$1,723.43
	FASTENAL COMPANY	40398	10/13/2020	1559437	SOLENOID	\$278.54
	FERGUSON ENTERPRISES, INC.	40676	10/27/2020	572755	ALARM SERVICE	\$138.15
	FIRST ALARM, INC.	40678	10/27/2020	05775	ONE QUALIFYING CLOTHES WASHER REBATE @ 115 RODRIGU	\$100.00
	FLORABELLE WONG	40404	10/13/2020	992645	INV#992645 4'GRINDER RENTAL USED AT HAMMER/WINCHES	\$3,650.00
	FMG	40679	10/27/2020	992878	INV#992878 LINCOLN & RIVERSIDE MILLING MACHINE, PA	\$17,400.00
		40680	10/27/2020	41575	41575 -UTILITY ACCT CLOSED	\$256.14
	FRANZEN HILL CORP	40682	10/27/2020	30505	30505- UTILITY ACCT CLOSED	\$23.03
	GABRIELA TAPIA					

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	GRANITE ROCK COMPANY	40686	10/27/2020	991927	OHLONE PKWY TO SLOUGH TRAIL PR	\$49,732.50
	GREEN RUBBER-KENNEDY AG	40836	10/28/2020	W-552896	PARTS	\$141.25
	HARRIS & ASSOCIATES INC.	40693	10/27/2020	46318	RISK & RESILIENCE ASSESSMENT &	\$1,555.75
	HOME DEPOT CREDIT SERVICES	40288	10/7/2020	09/13/2020	SUPPLIES	\$186.06
		40288	10/7/2020	09/13/2020	SUPPLIES	\$265.11
		40575	10/21/2020	10/13/2020	SUPPLIES	\$80.81
		40575	10/21/2020	10/13/2020	SUPPLIES	\$1,135.06
		40575	10/21/2020	10/13/2020	SUPPLIES	\$1,397.53
	HOPKINS TECHNICAL PRODUCTS INC	40416	10/13/2020	3620301024	PARTS	\$300.77
	ICONIX WATERWORKS (US) INC.	40418	10/13/2020	9/30/2020	WATER INFRASTRUCTURE REPLACEME	\$2,583.06
		40418	10/13/2020	9/30/2020	WATER INFRASTRUCTURE REPLACEME	\$34,943.92
	JAVIER ROCHA	40704	10/27/2020	32426	ONE QUALIFYING CLOTHES WASHER REBATE @ 19 QUINN AV	\$100.00
	JERRY ALLISON LANDSCAPING INC.	40424	10/13/2020	090120-16	INV#090120-16 MAINTENANCE AT HOLDM RD, HARVEST DR	\$97.00
		40424	10/13/2020	100120-15	INV#100120-15 MAINTENANCE ON HOLM RD, HARVEST DR &	\$97.00
		40424	10/13/2020	100120-15	INV#100120-15 MAINTENANCE ON HOLM RD, HARVEST DR &	\$581.00
	KRIEG, MARTIN L.	40431	10/13/2020	003130	03130- UTILITY ACCT CLOSED	\$477.63
	LEO TIDWELL EXCAVATING CORP.	40711	10/27/2020	41609	41609-UTILITY ACCT CLOSED	\$643.69
	LILA STRUSS	40713	10/27/2020	20020	20020- UTILITY ACCOUNT CLOSED	\$124.01
	LUHDORFF & SCALMANINI CONSULTING ENGINEERS, INC.	40714	10/27/2020	36492	ROACH ROAD MUNICIPAL WELL PUMP	\$20,302.50
	MARIA RADILLO	40716	10/27/2020	39302	39302- UTILITY ACCT CLOSED	\$123.27
	MARK GERA	40440	10/13/2020	32463	32463- UTILITY ACCT CLOSED	\$139.87
	MARTIN LOPEZ	40441	10/13/2020	9/29/2020	PW-SAFETY BOOTS	\$181.89

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	MID VALLEY SUPPLY	40448	10/13/2020	09/30/2020	SUPPLIES	\$147.40
		40448	10/13/2020	09/30/2020	SUPPLIES	\$145.22
	MISSION LINEN SUPPLY	40450	10/13/2020	279214-10/01/2020	UNIFORM RENTAL AND LAUNDRY SER	\$301.92
		40450	10/13/2020	292106-09/30/2020	UNIFORM RENTAL AND LAUNDRY SER	\$764.32
		40450	10/13/2020	292107-09/30/2020	UNIFORM RENTAL AND LAUNDRY SER	\$922.53
	MNS ENGINEERS, INC.	40730	10/27/2020	75812	ON CALL CONSULTANT ENGINEERING	\$4,085.00
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	40462	10/13/2020	39713	CHAINSAW SUPPLIES	\$103.70
	PACIFIC CREST ENGINEERING, INC.	40745	10/27/2020	8882	PROF SERVICES	\$691.25
	PACIFIC GAS & ELECTRIC	40464	10/13/2020	4850440932-6-10/4-	ELEC	\$1,405.23
		40562	10/14/2020	1553836670-7-10-5	GAS & ELEC	\$26.12
		40771	10/27/2020	8257828808-4-10/15	ELEC	\$11,830.56
	PACIFIC WATER RESOURCES	40470	10/13/2020	20291	PARTS	\$10,584.25
	PAJARO VALLEY FABRICATION INC.	40773	10/27/2020	28324	LABOR TO MFG LADDER	\$1,077.29
		40773	10/27/2020	28306	SAW BLADE	\$54.63
	PAJARO VALLEY LOCK SHOP	40473	10/13/2020	08/31/2020	SUPPLIES	\$7.19
		40473	10/13/2020	08/31/2020	SUPPLIES	\$71.25
	PAJARO VALLEY WATER MGMT AGENCY	40476	10/13/2020	6/1/2020-10/30/20	GROUNDWATER AUGMENTATION CHARG	\$458,298.00
	PAPE MACHINERY, INC	40479	10/13/2020	1834882	INV#1834882 WATER SERVICE-JD 135G SERIAL NO.1FG135	\$1,073.46
	PLATT	40781	10/27/2020	0U92658	CODEBOOK	\$108.16
	PODLECH, MIKE	40483	10/13/2020	2213	Corralitos Sampling	\$5,600.00
	POWER ENGINEERS, INC.	40486	10/13/2020	374203	CONSULTANT SERVICES FOR CITYWO	\$3,715.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	POWER ENGINEERS, INC.	40783	10/27/2020	376203	CONSULTANT SERVICES FOR CITYWO	\$2,092.50
	PRAXAIR DISTRIBUTION, INC	40488	10/13/2020	98887482	ELEC PLUG	\$169.03
		40488	10/13/2020	98904247	WELDING SUPPLIES	\$4,591.12
		40488	10/13/2020	99129651	SUPPLIES	\$40.41
		40488	10/13/2020	99031296	CYLINDER RENT	\$37.45
	QUILL CORPORATION	40495	10/13/2020	10539776	INVOICE# 10539776 OFFICE SUPPLIES	\$280.41
	R & B COMPANY	40578	10/21/2020	S1939513.001-REISSUE	SUPPLIES	\$581.48
	RAMON FLORES	40789	10/27/2020	12632-TOILET	ONE QUALIFYING TOILET REBATE @ 208 MICHELLE CT ACC	\$100.00
	RAY BURGESS	40498	10/13/2020	09988	1 QUALIFYING TOILET REBATE @ 44 ALDRIDGE LN ACCT#0	\$100.00
	RICOH USA, INC	40294	10/7/2020	5060329273	MSC COPIES	\$3.16
		40294	10/7/2020	5060472382	COPIER CHARGES	\$25.89
		40294	10/7/2020	5060472382	COPIER CHARGES	\$438.51
		40294	10/7/2020	5060329624	COPIER CHARGES	\$165.58
		40294	10/7/2020	5060329624	COPIER CHARGES	\$26.34
		40579	10/21/2020	5060507556	SUPPLIES	\$68.76
		40579	10/21/2020	5060507694	SUPPLIES	\$8.15
		40579	10/21/2020	5060508193	COPIER CHARGES	\$151.67
		40579	10/21/2020	5060508193	COPIER CHARGES	\$19.31
		40512	10/13/2020	0722511-IN	MIX 35, 6 SACK	\$552.55
	SBS	40512	10/13/2020	0722550-IN	MIX 35- 6 SACK 3/4	\$303.30
		40799	10/27/2020	722124	SUPPLIES	\$376.49
		40799	10/27/2020	0723044-IN	SUPPLIES	\$510.87
		40799	10/27/2020	0722900-IN	SUPPLIES	\$326.68
		40799	10/27/2020	0723015-IN	SUPPLIES	\$570.84

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	SEAN PATE	40513	10/13/2020	33601-640 PEARTREE	1 QUALIFYING CLOTHES WASHERE REBATE @ 640 PEARTREE	\$100.00
		40513	10/13/2020	22096-629 HEATHER DR	1 QUALIFYING CLOTHES WASHERE REBATE @ 629 HEATHER	\$100.00
	SECURITY SHORING AND STEEL PLATES INC.	40514	10/13/2020	156213	INV#156213 LIFTING EYE DATE OUT ON 9-17-2020	\$786.60
		40514	10/13/2020	156153	INV#156153 8X12 STEEL PLATE USED AT ELM ST & LINCO	\$202.00
		40514	10/13/2020	154049L	INV#154049L LIFTING EYE AND 5X10 STEEL PLATES USED	\$153.00
		40514	10/13/2020	155862	INV#155862 5' RAILS 28-46 FOR YARD ON 7/8/2020	\$10,597.25
		40514	10/13/2020	155861	INV#155861 5"RAIL 52-88 & 5' RAIL 34-55 FOR YARD O	\$12,039.35
		40801	10/27/2020	155682	INV#155682 RED PUMP CAN DATE OUT 6/3/2020	\$60.00
		40802	10/27/2020	8180566053	SERVICE	\$33.89
	SHRED-IT USA	40802	10/27/2020	8180566053	SERVICE	\$33.90
		40517	10/13/2020	00478	00478- UTILITY ACCT CLOSED	\$69.79
	SPINNAKER PROPERTIES	40520	10/13/2020	09/27/2020	SUPPLIES	\$112.92
	STAPLES CREDIT PLAN	40804	10/27/2020	126653	INV126653 4"X4"X.240 WALL W F SAW CUT	\$204.73
	STATE STEEL	40809	10/27/2020	2111	INVOICE# 2111 OFFICE SUPPLIES	\$55.94
	SUPERIOR BAG	40580	10/21/2020	09/30/2020	SUPPLIES	\$392.05
		40580	10/21/2020	09/30/2020	SUPPLIES	\$901.36
		40580	10/21/2020	09/30/2020	SUPPLIES	\$46.98
		40580	10/21/2020	09/30/2020	SUPPLIES	\$338.51
	TAYLOR'S OFFICE CITY	40527	10/13/2020	278537	CHLORINE	\$2,445.73
		40527	10/13/2020	278538	CYLINDER REFUND	(\$900.00)
		40527	10/13/2020	278917	CHLORINE	\$2,520.73
		40527	10/13/2020	277266	CYLINDER REFUND	(\$900.00)
	THATCHER COMPANY, INC.	40527	10/13/2020	278537	CHLORINE	\$2,445.73
		40527	10/13/2020	278538	CYLINDER REFUND	(\$900.00)
		40527	10/13/2020	278917	CHLORINE	\$2,520.73
		40527	10/13/2020	277266	CYLINDER REFUND	(\$900.00)

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0720	THATCHER COMPANY, INC.	40527	10/13/2020	278952	CYLINDER REFUND	(\$900.00)
		40527	10/13/2020	278915	CHLORINE	\$2,520.73
		40527	10/13/2020	278916	CYLINDER REFUND	(\$900.00)
	THE GRUNSKY LAW FIRM LLC	40287	10/7/2020	94991	LEGAL SERVICES	\$224.40
	THE HOSE SHOP INC.	40565	10/14/2020	9/30/2020	REPAIR SUPPLIES	\$569.09
	THE PUBLIC GROUP	40528	10/13/2020	1121957	AUCTION FEES	\$280.00
	TOWNSEND AUTO PARTS	40816	10/27/2020	10/01/2020	PARTS AND SUPPLIES	\$423.20
	TYLER TECHNOLOGIES, INC.	40845	10/28/2020	045-316747	LICENSING, IMPLEMENT, MAINT. M	\$1,343.00
	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	9464-09/22/2020	WATER SERVICES STREET REPAIRS	\$28.51
		40581	10/21/2020	9464-09/22/2020	WATER SERVICES STREET REPAIRS	\$11.72
	VERIZON WIRELESS	40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$342.09
		40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$76.02
		40542	10/13/2020	9863392795	CELL & DATA CHARGES FOR MSC FROM 08/23/20-09/22/20	\$289.78
		40542	10/13/2020	9863392795	CELL & DATA CHARGES FOR MSC FROM 08/23/20-09/22/20	\$173.05
	WIN H. EMERT	40846	10/28/2020	11619	REFUND-UTILITY ACCT CLOSED	\$217.97
	ZTERS, INC.	40554	10/13/2020	10/2/2020	REFUND CANCELLED 10CY	\$309.94
	Fund Total					\$832,065.47
0730	ACE HARDWARE	40568	10/21/2020	09/30/2020	SUPPLIES	\$78.59
	ALPHA OMEGA WIRELESS, INC.	40323	10/13/2020	INV-0651	TOWER ANALYSIS	\$6,000.00
	AT&T	40615	10/27/2020	831 724-4877 208 4-	SERVICES-SEPT. 21-OCT.20, 2020	\$187.33
	AT&T-CAL NET 2	40337	10/13/2020	000015364959	CALNET_C60 FROM 08/24/2020-09/23/2020	\$327.78
	BAYSIDE OIL II INC	40343	10/13/2020	39226	USED OIL FILTERS AND CONTAMINATED WASTE-FUEL	\$650.00
	C & N TRACTOR	40629	10/27/2020	09/29/2020	PARTS AND SUPPLIES	\$90.40

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0730	C & N TRACTOR	40629	10/27/2020	09/29/2020	PARTS AND SUPPLIES	\$334.19
	CALIFORNIA DEPARTMENT OF TAX & FEE ADMINISTRATION	40570	10/21/2020	CDTFA-5000 (8-17)	STG TANK FEE	\$1,593.00
	CENTRAL ELECTRIC	40636	10/27/2020	09/30/2020	SERVICE	\$1,228.96
	CHARTER COMMUNICATIONS	40572	10/21/2020	0275481101120	SERVICE	\$159.33
	CONTINUANT, INC.	40645	10/27/2020	SI-0000006102	MANAGED SERVICES AGREEMENT FROM 11-01-11/30/2020	\$41.21
	DAVIS AUTO PARTS	40657	10/27/2020	09/26/2020	PARTS	\$216.81
	ELEVATOR SERVICE COMPANY, INC.	40668	10/27/2020	29822	ELEVATOR SERVICES	\$200.00
	FIRE PROTECTION AND SAFETY INC.	40400	10/13/2020	1320346-IN	LEAK REPAIR	\$984.00
	FIRST ALARM SECURITY & PATROL, INC.	40401	10/13/2020	10482110	VEHICLE FOOT PATROL	\$714.03
		40675	10/27/2020	10559863	VEHICLE FOOT PATROL	\$714.03
	FIRST ALARM, INC.	40402	10/13/2020	566692	ALARM MONITORING AT 170 AVIATION WAY	\$575.16
		40402	10/13/2020	567056	ALARM MONITORING AT 100 AVIATION WAY	\$189.57
		40402	10/13/2020	566510	SERVICE	\$317.55
	GREEN RUBBER-KENNEDY AG	40836	10/28/2020	W-553219	PARTS	\$241.27
	HOME DEPOT CREDIT SERVICES	40288	10/7/2020	09/13/2020	SUPPLIES	\$732.20
		40288	10/7/2020	09/13/2020	SUPPLIES	\$219.24
		40288	10/7/2020	09/13/2020	SUPPLIES	\$206.69
		40575	10/21/2020	10/13/2020	SUPPLIES	\$42.32
		40575	10/21/2020	10/13/2020	SUPPLIES	\$139.43
		40575	10/21/2020	10/13/2020	SUPPLIES	\$66.59
	MARITIME INFORMATION SYSTEMS, INC.	40439	10/13/2020	5882	SATELLITE BASED AIRCRAFT OPERA	\$786.00
	MID COAST ENGINEERS, INC.	40447	10/13/2020	3408	JULY 2020 - BOUNDARY AND MAP OF 50 AVIATION WAY -	\$1,920.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0730	MID VALLEY SUPPLY	40448	10/13/2020	09/30/2020	SUPPLIES	\$104.88
		40448	10/13/2020	09/30/2020	SUPPLIES	\$224.08
	MISSION LINEN SUPPLY	40450	10/13/2020	292110-10/01/2020	UNIFORM RENTAL AND LAUNDRY SER	\$563.54
	NAPA AUTO PARTS	40455	10/13/2020	120904	GAUGES	\$70.99
		40455	10/13/2020	121429	BATTERY	\$183.19
		40455	10/13/2020	121392	PARTS	\$74.28
		40455	10/13/2020	121622	RETURNED BATTERY	(\$185.71)
		40455	10/13/2020	121620	BATTERY	\$301.51
		40734	10/27/2020	121764	PARTS	\$10.91
		40734	10/27/2020	122434	BATTERY CHARGER	\$34.40
		40734	10/27/2020	122878	PARTS	\$88.27
	NPM, INC.	40457	10/13/2020	182148	UST OPERATORS MONTHLY VISUAL INSPECTION-SEPT	\$80.00
		40457	10/13/2020	182157	ANNUAL MONITORING CERTIFICATION AND SPILL BUCKET	\$800.00
		40738	10/27/2020	182187	PARTS AND REPAIRS	\$1,465.06
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	40744	10/27/2020	39913	PARTS AND LABOR	\$1,080.59
	PACIFIC GAS & ELECTRIC	40765	10/27/2020	6558284005-7-10/13	ELEC	\$614.13
		40761	10/27/2020	1506815321-0-10/12	ELEC	\$128.58
		40770	10/27/2020	2209323609-3-10/14	ELEC	\$8,650.55
		40759	10/27/2020	9830958081-3-10/21	ELEC	\$126.31
	PLATT	40781	10/27/2020	0V52586	PARTS	\$73.21
	PRAXAIR DISTRIBUTION, INC	40488	10/13/2020	99021856	CYLINDER RENT	\$47.99
	QUADIENT, INC.	40492	10/13/2020	16178173	INK POSTAGE METER	\$43.68

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0730	REGISTER PAJARONIAN	40500	10/13/2020	ACCOUNT 6821	52 WEEK SUBSCRIPTION FOR ACCOUNT # 6821	\$75.00
	RICOH USA, INC	40294	10/7/2020	5060329673	COPIER CHARGES	\$51.51
		40579	10/21/2020	5060508025	SUPPLIES	\$47.40
	ROBINSON,MITCHELL	40794	10/27/2020	2676	SIGNS	\$808.72
	SAMER GIRGIS	40506	10/13/2020	CW02	PROFESSIONAL SERVICES	\$4,450.00
	STAPLES CREDIT PLAN	40520	10/13/2020	09/27/2020	SUPPLIES	\$21.83
		40520	10/13/2020	09/27/2020	SUPPLIES	\$13.76
		40520	10/13/2020	09/27/2020	SUPPLIES	\$6.79
		40520	10/13/2020	09/27/2020	SUPPLIES	\$43.38
		40520	10/13/2020	09/27/2020	SUPPLIES	\$65.63
	SUPERIOR ALARM COMPANY	40524	10/13/2020	154349	ALARM MONITORING FROM 10/01-12/31/2020	\$148.50
		40524	10/13/2020	155196	SERVICE	\$16.00
	THE GRUNSKY LAW FIRM LLC	40287	10/7/2020	94992	LEGAL SERVICES	\$612.00
		40287	10/7/2020	94992	LEGAL SERVICES	\$15,852.28
		40287	10/7/2020	94992	LEGAL SERVICES	\$1,406.65
		40287	10/7/2020	94992	LEGAL SERVICES	\$61.20
		40287	10/7/2020	94991	LEGAL SERVICES	\$102.00
	THE PUBLIC GROUP	40528	10/13/2020	1121957	AUCTION FEES	\$228.00
	TYLER TECHNOLOGIES, INC.	40845	10/28/2020	045-316747	LICENSING, IMPLEMENT, MAINT. M	\$878.00
	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	1312-09/22/2020	AAAE Membership	\$365.00
		40581	10/21/2020	1312-09/22/2020	Terminal Building Supplies	\$22.00
		40581	10/21/2020	1312-09/22/2020	Terminal Building Supplies	\$175.82
		40581	10/21/2020	1312-09/22/2020	Terminal Building Supplies	\$60.08

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0730	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	1312-09/22/2020	Survey Markers	\$87.16
		40581	10/21/2020	1312-09/22/2020	Janitorial Supplies	\$87.39
		40581	10/21/2020	1312-09/22/2020	Janitorial Supplies	\$28.37
		40581	10/21/2020	1312-09/22/2020	Webinar	\$40.00
		40581	10/21/2020	1312-09/22/2020	Membership	\$300.00
		40581	10/21/2020	1312-09/22/2020	Convinience Fee for Jet Fuel Tax Reporting	\$7.29
		40581	10/21/2020	1312-09/22/2020	Jet Fuel Tax Reporting	\$317.00
		40581	10/21/2020	1312-09/22/2020	Fuel Filters	\$1,214.62
		40581	10/21/2020	1312-09/22/2020	Computer Charger	\$56.80
	UNITED SITE SERVICES INC.	40821	10/27/2020	114-11057254	SERVICE	\$80.43
		40821	10/27/2020	USS-154011	SERVICE AT AIRPORT	\$80.43
	VERIZON WIRELESS	40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$151.83
	WORLD FUEL SERVICES	40567	10/14/2020	705696	PURCHASE OF AVIATION GRADE GAS	\$25,573.86
		40583	10/21/2020	707052	PURCHASE OF AVIATION GRADE GAS	\$11,839.71
		40831	10/27/2020	708095	PURCHASE OF AVIATION GRADE GAS	\$25,050.71
	Fund Total					\$123,963.27
0740	A-1 JANITORIAL SERVICE	40313	10/13/2020	7727	JANITORIAL SERVICES	\$350.00
	ACE HARDWARE	40568	10/21/2020	09/30/2020	SUPPLIES	\$29.49
		40568	10/21/2020	09/30/2020	SUPPLIES	\$33.59
		40568	10/21/2020	09/30/2020	SUPPLIES	\$541.19
		40568	10/21/2020	09/30/2020	SUPPLIES	\$93.69
		40568	10/21/2020	09/30/2020	SUPPLIES	\$636.80

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	ACE HARDWARE	40568	10/21/2020	09/30/2020	SUPPLIES	\$56.69
	ACE PORTABLE SERVICES, INC.	40314	10/13/2020	158945	HAND WASHING STATION	\$226.85
	ADRIAN HERNANDEZ	40316	10/13/2020	BOOT REIMB FY20/21	PW- BOOT REIMBURSEMENT	\$200.00
	AIR UNLIMITED	40317	10/13/2020	288131	INV#288131 PROPANE 36.6 GALLONS ON 8/14/2020	\$112.39
		40317	10/13/2020	288995	INV#288995 PROPANE 38.3 GALLONS ON 9/17/2020	\$89.64
		40317	10/13/2020	288962	INV#288962 PROPANE 19.9 GALLONS ON 7/13/2020	\$63.26
		40317	10/13/2020	288921	INV#288921 PROPANE 27.7 GALLONS ON 9/11/2020	\$66.02
		40317	10/13/2020	288963	INV#288963 PROPANE 37.9GALLONS ON 9/9/2020	\$120.48
		40317	10/13/2020	288175	INV#288175 PROPANE 48.3 GALLONS ON 8/25/2020	\$148.33
		40317	10/13/2020	288036	INV#288036 PROPANE 38.1 GALLONS ON 7/28/2020	\$117.01
		40317	10/13/2020	288010	INV#288010 PROPANE 42.7 GALLONS ON 7/20/2020	\$131.13
		40317	10/13/2020	279065	INV#279065 PROPANE 35.8 GALLONS ON 6/23/2020	\$109.94
		40317	10/13/2020	288957	INV#288957 PROPANE 38.8 GALLONS ON 9/21/2020	\$123.33
		40317	10/13/2020	289008	INV#289008 PROPANE 37.3 GALLONS ON 9/24/2020	\$118.57
		40317	10/13/2020	289017	DRY ICE	\$134.46
		40317	10/13/2020	289025	PROPANE	\$123.02
		40602	10/27/2020	290182	INV#290182 PROPANE 7.7 GALLONS ON 10-9-2020	\$24.48
	ALTEC INDUSTRIES INC	40324	10/13/2020	11489721	HYDRAULIC VALVE	\$760.22
		40606	10/27/2020	11493366	VINYL COVER	\$153.72
	AMERIGAS	40608	10/27/2020	3112657636	PROPANE	\$374.72

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	AMREP COMPANY,INC	40832	10/28/2020	3/30/20	REPAIR PARTS	\$1,281.48
	APPLIED INDUSTRIAL TECHNOLOGIES	40609	10/27/2020	7019919775	PARTS	\$141.49
		40609	10/27/2020	7019952600	SUPPLIES	\$6.19
	ARATA EQUIPMENT COMPANY	40334	10/13/2020	6991	2020 PETERBILT 520 CABOVER CAB	\$55,433.75
		40334	10/13/2020	6991	2020 PETERBILT 520 CABOVER CAB	\$180,000.00
		40334	10/13/2020	6984	2020 AUTOCAR SCX64 CHASSIS	\$330,852.70
		40611	10/27/2020	10/01/2020	PARTS	\$6,061.27
	ARRIAGA, JOHN	40612	10/27/2020	8262	CONSULTANT FOR LEGISLATIVE SER	\$625.00
	ASBURY ENVIRONMENTAL SERVICES	40613	10/27/2020	I500-00619108	INV#I500-00619108 USED OIL/MIXED OILS	\$160.00
	ASSOCIATION OF BAY AREA GOVERNMENTS	40335	10/13/2020	AR024046	FY-21 LEVELIZED CHARGE- NAT GAS	\$204.60
	AUTO CARE LIFESAVER TOWING	40338	10/13/2020	20-23793	TOWING SERVICE	\$54.00
	AWTI 3RD EYE CAM	40322	10/13/2020	192559	9" SD RECORDING LED MONITOR FOR UNIT # 570-906-20	\$1,057.59
		40322	10/13/2020	191904	HEAVY DUTY COLOR CAMERA FOR UNIT # 570-510 STOCK	\$446.08
		40619	10/27/2020	194239	HEAVY DUTY CAMERA	\$276.71
	BEWLEY'S CLEANING, INC.	40348	10/13/2020	009394	JANITORIAL SERVICES	\$183.00
	BIG CREEK LUMBER COMPANY	40349	10/13/2020	09/26/2020	SUPPLIES	\$189.20
	BILL FANNIN FENCING	40624	10/27/2020	SEPTEMBER 28, 2020	HARVEST #1 GATE REMOVED DAMAGED CHAIN INSTALLED NE	\$283.00
	CALIFORNIA DEPARTMENT OF TAX & FEE ADMINISTRATION	40571	10/21/2020	f385932	WASTE MGMT FEE	\$5,723.00
		40630	10/27/2020	057-425376-JULY 2020	DIESEL FUEL QUART. TAX- SEPT 2020	\$10,092.00
	CAMPOS BROS. RECOVERY, INC.	40355	10/13/2020	12402	INV#12402 APPLIANCE RECYCLER ON 8/25/2020	\$450.00
		40355	10/13/2020	12438	INV#12438 APPLIANCE RECYCLER 9-22-2020	\$450.00
		40355	10/13/2020	12150	INV#12150 APPLIANCE RECYCLER 9/29/20	\$450.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	CAMPOS BROS. RECOVERY, INC.	40355	10/13/2020	12162	INV#12162 APPLIANCE RECYCLER 10/6/20	\$450.00
	CDW GOVERNMENT, INC.	40359	10/13/2020	1929398	EPSON INK FOR UB AND SOLID WASTE	\$50.76
	CHEVROLET OF WATSONVILLE	40365	10/13/2020	238041	PARTS	\$117.41
		40639	10/27/2020	238320	PARTS	\$449.91
	CLEARBLU ENVIRONMENTAL	40573	10/21/2020	23667-REISSUE	SERVICE	\$388.45
		40573	10/21/2020	23895-REISSUE	SEPTEMBER SERVICE	\$415.73
	COAST PRESSURE SYSTEMS	40367	10/13/2020	3292439	INV#3292439 TIPPER HAVING ISSUE LIFTING CARTS ALL	\$845.85
	COMMERCIAL TRUCK COMPANY	40644	10/27/2020	01P4561	PARTS	\$35.92
	CONTINUANT, INC.	40645	10/27/2020	SI-0000006102	MANAGED SERVICES AGREEMENT FROM 11-01-11/30/2020	\$591.33
	CRUZIO/THE INTERNET STORE INC.	40650	10/27/2020	N29135-119	WIRELESS AP FOR PUBLIC PLUS NEW CHARGE	\$24.99
		40650	10/27/2020	B29135-165	INITIAL SETUP FEE FOR NEW CIVIC PLAZA SERVICE	\$75.00
	D&G SANITATION	40377	10/13/2020	274801	SERVICE	\$103.79
		40654	10/27/2020	274803	SERVICE	\$169.25
	DAVIS AUTO PARTS	40657	10/27/2020	09/26/2020	PARTS	\$49.27
		40657	10/27/2020	09/26/2020	PARTS	\$363.27
		40657	10/27/2020	09/26/2020	PARTS	(\$188.90)
	DIAMOND D COMPANY	40834	10/28/2020	4365	RAMP AT CITY HALL	\$212.40
		40834	10/28/2020	4337	RAMP AT CITY HALL	\$1,255.39
	DIAMOND VIEW AUTO GLASS	40662	10/27/2020	INV-0710	BACK WINDOW REPLACEMENT	\$355.00
	DIXON & SONS TIRES INC.	40382	10/13/2020	09/29/2020	PARTS AND SERVICE	\$3,282.68
	D-LUX SCREEN PRINTING, INC.	40656	10/27/2020	179561	INV#179561 FOOD SCRAPS	\$549.21
	EDWARDS TRUCK CENTER INC	40666	10/27/2020	13333	GASKET	\$128.15
	EL PAJARO COMMUNITY DEV CORP	40385	10/13/2020	2230	INV#2230 PLAZA VIGIL TIPPING SERVICE FOR AUGUST 20	\$473.00

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	EL PAJARO COMMUNITY DEV CORP	40385	10/13/2020	2202	INV#2202 PLAZA VIGIL TIPPING SERVICE FOR JULY 2020	\$473.00
		40667	10/27/2020	2257	INV#2257 PLAZA VIGIL TIPPING SERVICE FOR SEPTEMBER	\$473.00
	FASTENAL COMPANY	40396	10/13/2020	CAWAT110289	SHELVING MSC SHOP	\$1,032.62
		40396	10/13/2020	CAWAT110277	PARTS	\$4.93
		40396	10/13/2020	CAWAT110127	SUPPLIES	\$189.88
		40396	10/13/2020	CAWAT110221	SUPPLIES	\$82.94
		40396	10/13/2020	CAWAT106387	PARTS	\$35.15
		40396	10/13/2020	CAWAT108488	PARTS	\$61.96
		40396	10/13/2020	CAWAT108702	TAPE	\$2.21
		40396	10/13/2020	CAWAT110409	PARTS	\$44.83
		40396	10/13/2020	CAWAT109002	PARTS	\$35.92
		40396	10/13/2020	CAWAT109000	SUPPLIES	\$57.57
		40396	10/13/2020	CAWAT108456	SUPPLIES	\$734.11
		40396	10/13/2020	cawat110408	PARTS	\$12.54
		40396	10/13/2020	CAWAT110402	JOBBER	\$8.01
		40396	10/13/2020	CAWAT110440	PARTS	\$317.37
		40396	10/13/2020	CAWAT108852	SUPPLIES- OIL DRIP TRAY	\$251.31
		40673	10/27/2020	CAWAT110492	PARTS	\$50.36
		40673	10/27/2020	CAWAT110472	HOLE SAW	\$39.82
		40673	10/27/2020	CAWAT110441	PARTS	\$46.66
		40673	10/27/2020	CAWAT110511	PARTS	\$33.75
		40673	10/27/2020	CAWAT110586	PARTS	\$7.65
		40673	10/27/2020	CAWAT110709	PARTS	\$42.20
		40673	10/27/2020	CAWAT110715	PARTS	\$12.77
		40673	10/27/2020	CAWAT110688	PARTS	\$69.84

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	FASTENAL COMPANY	40673	10/27/2020	CAWAT110638	PARTS	\$10.74
		40673	10/27/2020	CAWAT110435	BIRD SPIKE KIT	\$92.49
		40673	10/27/2020	CAWAT110779	SUPPLIES	\$265.01
		40673	10/27/2020	CAWAT110769	PRIMER	\$7.51
		40673	10/27/2020	CAWAT110770	PARTS	\$30.87
		40673	10/27/2020	CAWAT110620	SUPPLIES	\$28.97
		40673	10/27/2020	CAWAT110772	PARTS	\$69.14
		40673	10/27/2020	CAWAT110760	PARTS	\$94.85
	FIRST ALARM, INC.	40676	10/27/2020	573479	ALARM SERVICE AT LANDFILL	\$340.65
	GCS ENVIRONMENTAL EQUIPMENT SERVICES	40407	10/13/2020	22004	CABLE ASSY	\$289.65
		40407	10/13/2020	22098	MOTOR AND PARTS	\$2,084.12
		40684	10/27/2020	22095	PARTS	\$408.29
		40684	10/27/2020	22203	REPAIRS	\$1,431.72
	GRAINGER	40685	10/27/2020	9682942520	SUPPLIES	\$13.78
	GRANITE ROCK COMPANY	40686	10/27/2020	1264659	INV#1264659 PAVER BOND ADHESIVE	\$37.32
	GREEN RUBBER-KENNEDY AG	40836	10/28/2020	W-553095	PARTS	\$14.86
		40836	10/28/2020	W-553167	SUPPLIES	\$426.19
		40836	10/28/2020	W-552993	PARTS	\$74.19
		40836	10/28/2020	CM401579	RETURN FILTER RETAINER	(\$967.30)
	GROCERY OUTLET	40689	10/27/2020	08/04/2019	300 4382 239 2244-SUPPLIES	\$32.90
	GVW PARTS DISTRIBUTION, LLC	40690	10/27/2020	+4283366	TORQUE ROD	\$314.76
	HOME DEPOT CREDIT SERVICES	40575	10/21/2020	10/13/2020	SUPPLIES	\$9.13
		40575	10/21/2020	10/13/2020	SUPPLIES	\$449.19
		40575	10/21/2020	10/13/2020	SUPPLIES	\$114.42
	INTERSTATE BATTERY CO	40422	10/13/2020	9/2/2020	BATTERIES	\$998.74

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	KELLY-MOORE PAINT COMPANY, INC.	40428	10/13/2020	818-00000312755	1GAL PRIMER-PAINT	\$94.64
		40706	10/27/2020	818-00000313736	PAINT SUPPLIES	\$24.71
		40706	10/27/2020	818-00000313632	PAINT AND PAINT SUPPLIES	\$151.74
	MAKAI SOLUTIONS	40438	10/13/2020	1630	LIFT INSPECTION	\$541.20
	MID VALLEY SUPPLY	40448	10/13/2020	09/30/2020	SUPPLIES	\$146.14
	MISSION LINEN SUPPLY	40450	10/13/2020	292101-09/30/2020	UNIFORM RENTAL AND LAUNDRY SER	\$514.48
		40450	10/13/2020	292100-09/30/2020	UNIFORM RENTAL AND LAUNDRY SER	\$1,166.00
		40450	10/13/2020	292104-09/30/2020	UNIFORM RENTAL AND LAUNDRY SER	\$599.59
		40450	10/13/2020	292103-09/30/2020	UNIFORM RENTAL AND LAUNDRY SER	\$408.35
		40450	10/13/2020	292102-09/30/2020	UNIFORM RENTAL AND LAUNDRY SER	\$216.12
	MOLINA, JUAN	40451	10/13/2020	9/15/2020	PW SAFETY BOOTS	\$179.85
	NATIONAL TRUCK SALES & SERVICE	40456	10/13/2020	237462	REPAIRS	\$1,380.03
		40736	10/27/2020	237734	TRUCK REPAIRS	\$5,115.73
	NEW AUTOMOTIVE COLOR 2004	40737	10/27/2020	1653990	PAINT	\$82.19
		40737	10/27/2020	1654019	PAINT	\$95.66
		40737	10/27/2020	1653995	PAINT	\$129.11
		40737	10/27/2020	1654048	SPRAY CAN	\$55.36
		40737	10/27/2020	1654052	GRAY PRIMER	\$95.66
		40457	10/13/2020	182109	DIESEL DISPENSER SLOW REPAIRS AND DIAGNOSIS. NEW V	\$1,156.65
	NPM, INC.	40457	10/13/2020	182147	MONTHLY VISUAL	\$80.00
		40462	10/13/2020	39489	WEATHER PROOF RELAYS	\$207.56
	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	40462	10/13/2020	39534	WEATHER PROOF RELAY	\$109.21
		40462	10/13/2020	39526	LIGHT BAR	\$16.38

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR	40462	10/13/2020	39505	BREAKER	\$16.38
		40462	10/13/2020	39481	SERVICE	\$718.45
		40462	10/13/2020	39569	OIL PRESS SWITCH	\$128.31
		40462	10/13/2020	39533	RELAY RETURN	(\$207.56)
		40462	10/13/2020	39384	BATTERY	\$142.13
		40462	10/13/2020	39503	AUTO/BREAKER	\$16.38
		40462	10/13/2020	39504	CREDIT AUTO/BREAKER	(\$16.38)
		40744	10/27/2020	39851	STARTER	\$491.61
		40744	10/27/2020	39946	ALTERNATOR	\$933.99
		40744	10/27/2020	39945	SUPPLIES	\$45.83
	PACIFIC GAS & ELECTRIC	40768	10/27/2020	1437608399-5-10/20	ELEC	\$2,407.07
	PACIFIC TRUCK PARTS	40469	10/13/2020	9/30/2020	REPAIR PARTS	\$2,850.50
	PAJARO VALLEY FABRICATION INC.	40472	10/13/2020	28271	MATERIAL FOR #611	\$39.48
		40472	10/13/2020	28272	LABOR TO REPAIR BROKEN WHEEL ON SWIVEL CONTAINER	\$221.62
		40472	10/13/2020	28295	MOUNT BRACKET	\$97.48
		40472	10/13/2020	28290	REPAIR TORQUE PIN PLATE	\$102.05
		40773	10/27/2020	28328	MFG AIR DEFLECTOR	\$277.08
		40773	10/27/2020	28308	REPAIR #619	\$176.00
		40773	10/27/2020	28314	MFG BRACKETS	\$115.61
		40773	10/27/2020	28316	REPAIR TRUCK#625	\$176.00
		40773	10/27/2020	28301	CONTAINER REPAIR	\$308.00
		40773	10/27/2020	28348	REPAIR	\$176.00
		40773	10/27/2020	28346	MFG DEFLECTOR	\$277.08
		40773	10/27/2020	28332	MFG DEFLECTOR	\$277.08
		40773	10/27/2020	28330	FENDER REPAIR	\$1,044.25

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	PAJARO VALLEY FABRICATION	40773	10/27/2020	28335	REPAIR LABOR	\$42.74
	PAJARO VALLEY LOCK SHOP	40473	10/13/2020	08/31/2020	SUPPLIES	\$81.88
		40473	10/13/2020	08/31/2020	SUPPLIES	\$222.67
		40473	10/13/2020	9/30/2020	CAMERAS, KEYS AND REPAIRS	\$111.44
	PAJARO VALLEY PRINTING	40775	10/27/2020	41162	WASTE POSTCARDS	\$583.40
	PAPE MACHINERY, INC	40479	10/13/2020	1835123	INV#1835123 LANDFILL REPAIR ON JD 700H SERIAL NO.T	\$3,010.85
		40479	10/13/2020	1835118	INV#1835118 LANFILL REPAIR ON CA 816F SERIAL NO 5F	\$1,855.70
		40479	10/13/2020	1835111	PARTS AND LABOR	\$1,974.84
		40777	10/27/2020	1835113	INV#1835113 REPAIR ON LANDFILL JD 624J SERIAL NO:D	\$1,567.59
		40777	10/27/2020	1835062	INV#1835062 RECYCLING DEPT-REPAIR ON JD 85G SERIAN	\$314.78
		40777	10/27/2020	1834942	INV#1834942 REPAIR ON LANDFILL JD 624J SERIAL NO.D	\$3,719.58
		40779	10/27/2020	418491M	DRUM	\$383.51
	PKT WELDING & FABRICATION	40482	10/13/2020	1773	INV#1773 REPAIR TRAIL GATE DAMAGE	\$191.80
		40482	10/13/2020	1792	INV#1792 REPAIR TWO DUMPSTERS AS PER REQUEST	\$685.12
		40482	10/13/2020	1791	INV#1791 REPAIR LADDER ON FRONT OF LOADER TRUCK#61	\$170.00
		40482	10/13/2020	1796	REPAIRED CRACK ON FRAME FOR UNIT # 570-606-16	\$85.00
		40482	10/13/2020	1795	REPAIR LADDER FOR UNIT# 570-706-18	\$170.00
		40780	10/27/2020	1817	REPAIR TRAILER JACK	\$292.33
		40485	10/13/2020	20200925	INV#20200925 NATURAL PET COMPOSTABLE ROLLS	\$989.91
	PRATT CORRUGATED HOLDINGS, INC.	40487	10/13/2020	179339	INV#179339 NUT/YAM BIN DOUBLEWALL 115-902 OCT51 NU	\$345.00
	PRAXAIR DISTRIBUTION, INC	40488	10/13/2020	99038848	CYLINDER RENT	\$155.68

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	PRAXAIR DISTRIBUTION, INC	40488	10/13/2020	99032331	CYLINDER RENT	\$94.49
	PREFERRED TRUCK & EQUIPMENT	40489	10/13/2020	inv00096948	TRUCK PARTS	\$1,728.33
		40785	10/27/2020	INV0096968	COVER FOR R & P SA TARP	\$246.71
	QUADIENT, INC.	40492	10/13/2020	16178173	INK POSTAGE METER	\$43.68
	QUALITY WATER ENTERPRISES	40493	10/13/2020	1176581	INV#1176581 5 GAL BOTTLE AND STANED RENTAL SERVICE	\$44.17
		40493	10/13/2020	1177875	INV#1177875 FINANCE CHARGEW FOR INV#1174179	\$1.00
	QUINTERO TIRES WHEEL SERVICE	40497	10/13/2020	91387	TIRE REPAIR	\$150.00
	RDO EQUIPMENT CO.	40499	10/13/2020	w1438839	MISC DIAGNOSTICS	\$683.99
	REHRIG PACIFIC COMPANY	40501	10/13/2020	50123866	P#EG 200827 REHRIG PACIFIC CAR	\$37,645.35
	RESOURCES RECYCLING & RECOVERY	40502	10/13/2020	000001308751	INV#000001308751 REIMBURSEMENT FOR FUNDS FOR GRANT	\$5,576.23
	RETAIL MARKETING SERVICES, INC.	40792	10/27/2020	178954	INV#178954 19 CARTS FOR SEPTEMBER 2020	\$650.00
	STAPLES CREDIT PLAN	40520	10/13/2020	09/27/2020	SUPPLIES	\$153.68
		40520	10/13/2020	09/27/2020	SUPPLIES	\$429.67
		40520	10/13/2020	09/27/2020	SUPPLIES	\$76.46
	STURDY OIL COMPANY	40295	10/7/2020	09/30/2020	PETROLEUM PRODUCTS FOR CITY WI	\$1,750.96
		40295	10/7/2020	09/30/2020	PETROLEUM PRODUCTS FOR CITY WI	\$348.51
		40295	10/7/2020	09/30/2020	PETROLEUM PRODUCTS FOR CITY WI	\$1,513.10
		40295	10/7/2020	09/30/2020	PETROLEUM PRODUCTS FOR CITY WI	\$36,217.66
	SUNSYSTEM TECHNOLOGY	40523	10/13/2020	014240	CITYWIDE SOLAR MAINTENANCE CON	\$2,500.00
	TAYLOR'S OFFICE CITY	40580	10/21/2020	09/30/2020	SUPPLIES	\$127.83
		40580	10/21/2020	09/30/2020	SUPPLIES	\$38.60

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	TAYLOR'S OFFICE CITY	40580	10/21/2020	09/30/2020	SUPPLIES	\$239.49
	TENNANT SALES AND SERVICE COMPANY	40811	10/27/2020	917356725	CHARGER	\$538.60
		40811	10/27/2020	917380426	RETURN-CHARGER	(\$538.60)
		40811	10/27/2020	917335819	INV#91733519 BRUSH, SCB, 20SR, PYP, SPL	\$601.26
		40811	10/27/2020	917393835	INV#917393835 REPAIR ON SCRUBER	\$391.01
	TERRA X PEST SERVICE, INC.	40526	10/13/2020	37198	INV#37198 PEST SERVICE FOR SEPTEMBER 2020	\$126.00
	THE GRUNSKY LAW FIRM LLC	40287	10/7/2020	94991	LEGAL SERVICES	\$40.80
	THE HOSE SHOP INC.	40565	10/14/2020	9/30/2020	REPAIR SUPPLIES	\$309.85
	THE PUBLIC GROUP	40528	10/13/2020	1121957	AUCTION FEES	\$1,168.00
		40528	10/13/2020	1112628	AUCTION FEES	\$856.00
	TIREHUB, LLC	40815	10/27/2020	16545154	TIRES	\$519.65
		40815	10/27/2020	16545161	TIRE	\$122.66
	TORIUMI'S AUTO REPAIR	40531	10/13/2020	91320	LOF VARIOUS PARTS AND LABOR FOR UNIT# 560-603-08	\$142.86
		40531	10/13/2020	91270	LOF VARIOUS PARTS AND LABOR FOR UNIT# 560-902-05	\$545.89
		40531	10/13/2020	91340	OIL FILTER, WIPER BLADE, BELTS AND LABOR FOR UNIT#	\$257.50
		40531	10/13/2020	91348	FLEX PLATE,S TARTER, AND BOLT - LABOR FOR UNIT # 6	\$1,046.34
		40531	10/13/2020	91257	LOF VARIOUS PARTS AND LABOR FOR UNIT# 570-503-19	\$1,384.63
		40531	10/13/2020	91385	REPAIRS TO 2018 FORD F350 SUPER DUTY 1 TON PICKUP	\$1,107.50
		40532	10/13/2020	P34613	GLASS DOOR, SEAL FOR DOOR AND FREIGHT FOR UNIT# 51	\$392.64
	TOTAL EQUIPMENT & RENTAL OF FREMONT					
	TOWNSEND AUTO PARTS	40816	10/27/2020	10/01/2020	PARTS AND SUPPLIES	\$26.88
		40816	10/27/2020	10/01/2020	PARTS AND SUPPLIES	\$1,428.25

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0740	TYLER TECHNOLOGIES, INC.	40845	10/28/2020	045-316747	LICENSING, IMPLEMENT, MAINT. M	\$1,053.00
	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	9464-09/22/2020	SW LANDFILL CONTAINER LABELS	\$522.38
		40581	10/21/2020	9464-09/22/2020	SW LANDFILL CONTAINER LABELS	\$364.08
		40581	10/21/2020	2625-09/22/2020	UPS CHARGES-3RD PARTY BILLER FOR MSC	\$28.56
	UNITED ROTARY BRUSH CORPORATION	40537	10/13/2020	CI256548	PARTS	\$2,463.04
	VERIZON WIRELESS	40542	10/13/2020	9863392795	CELL & DATA CHARGES FOR MSC FROM 08/23/20-09/22/20	\$152.55
		40542	10/13/2020	9863392795	CELL & DATA CHARGES FOR MSC FROM 08/23/20-09/22/20	\$8.07
	WATSONVILLE CADILLAC BUICK GMC	40546	10/13/2020	168960	CABLE	\$27.67
		40546	10/13/2020	169005	SENSOR	\$23.86
		40546	10/13/2020	169079	PARTS	\$5.13
	WATSONVILLE FORD	40548	10/13/2020	21995	SWITCH	\$84.17
		40548	10/13/2020	22092	HANDLE AND KNOB	\$38.39
		40827	10/27/2020	CM22137	RETURN KNOB	(\$69.97)
		40827	10/27/2020	CM22092	RETURN KNOB	(\$16.30)
		40827	10/27/2020	22137	KNOB	\$69.97
		40827	10/27/2020	22178	KNOB	\$49.36
		40827	10/27/2020	22368	PARTS	\$14.33
	WATSONVILLE UPHOLSTERY	40549	10/13/2020	002918	SEAT COVER FOR UNIT# 680-203-18	\$174.70
		40549	10/13/2020	002916	SEAT COVER FOR UNIT# 680-503-10	\$202.11
		40549	10/13/2020	003000	SEAT COVER- 571-510	\$169.33
		40549	10/13/2020	002947	1 SEAT COVER	\$371.45
	WEST COAST RUBBER RECYCLING	40828	10/27/2020	20-2391	INV#20-2391 TIRE DISPOSAL	\$1,445.85
	WESTERN TRUCK CENTER-SAN LEANDRO, CA	40829	10/27/2020	084P10188	CAP FUEL FILLER	\$61.76
	Fund Total					\$768,656.27

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0741	ES ENGINEERING SERVICES, LLC	40390	10/13/2020	INV1250261	DOCUMENT PREPARATION FOR LANDFILL CLOSURE	\$9,728.50
	Fund Total					\$9,728.50
0765	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	2625-09/22/2020	KEYBOARD FOR COMPUTER REPL PROGRAM	\$92.81
		40581	10/21/2020	2625-09/22/2020	MONITOR CABLES FOR COMPUTER REPL PROGRAM	\$104.80
		40581	10/21/2020	2625-09/22/2020	MONITOR CABLES FOR COMPUTER REPL PROGRAM	\$134.04
	Fund Total					\$331.65
0780	COLLINS COLLINS MUIR & STEWART LLP	40642	10/27/2020	4332418	4332418 PEDROZA V COW	\$1,144.50
	LWP CLAIMS SOLUTIONS INC	40436	10/13/2020	18964	CLAIMS ADMINISTRATION - OCTOBER 2020	\$13,574.00
		40291	10/7/2020	CLAIM#1994100034	SPECIAL TRUST DEPOSIT	\$99,953.76
		40291	10/7/2020	941-44109	TRUST DEPOSIT	\$29,962.70
		40839	10/28/2020	1894100012	SPECIAL TRUST DEPOSIT-M. MARTINEZ, CLAIM#1894100012	\$19,234.80
		40843	10/28/2020	CLAIM #1920-28	JUDGMENT	\$4,369.76
	THE GRUNSKY LAW FIRM LLC	40287	10/7/2020	94992	LEGAL SERVICES	\$49.00
		40287	10/7/2020	94992	LEGAL SERVICES	\$2,911.00
		40287	10/7/2020	94992	LEGAL SERVICES	\$102.00
		40287	10/7/2020	94991	LEGAL SERVICES	\$204.00
	Fund Total					\$171,505.52
0787	MES VISION	40292	10/7/2020	09/30/2020	CLAIMS WEEK ENDING 09/30/2020	\$1,055.56
		40724	10/27/2020	10/15/2020	CLAIMS WEEK ENDING 10/15/2020	\$904.00
	PREFERRED BENEFIT	40293	10/7/2020	EIA34635	EIA34635- CALIMS WEEK ENDING 10/01/2020	\$6,422.03

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0787	PREFERRED BENEFIT	40293	10/7/2020	EIA34465	EIA34465-CALIMS WEEK ENDING 09/24/2020	\$7,005.42
		40784	10/27/2020	EIA34803	EIA34803-CLAIMS WEEK ENDING 10/15/2020	\$8,037.21
		40784	10/27/2020	EIA34746	EIA34746-CLAIMS WEEK ENDING 10/08/2020	\$10,474.62
		40842	10/28/2020	EIA33315	EIA33315-CLAIMS WEEK ENDING 06/25/2020	\$5,288.61
		40842	10/28/2020	EIA34830	EIA34830-CLAIMS WEEK ENDING 10/22/2020	\$9,710.92
	WORKTERRA	40582	10/21/2020	WAT1120	NOV HEALTH BENEFITS	\$583,359.50
	Fund Total					\$632,257.87
0790	AMERICAN REGISTRY FOR INTERNET NUMBERS	40607	10/27/2020	SI371256	ANNUAL REGISTRATION FOR INTERNET NUMBERS	\$300.00
	AT&T-CAL NET 2	40337	10/13/2020	000015365109	CALNET_PRI ACCOUNT FROM 08/24/20-09/23/2020	\$1,963.68
		40616	10/27/2020	000015434256	CALNET_100MB INTERNET LINE FROM 09/10/20-10/10/20	\$821.73
	CDW GOVERNMENT, INC.	40633	10/27/2020	2695444	FIBER OPTIC CABLES FOR I.T.	\$41.08
	COLORID, LLC	40370	10/13/2020	251195	CLEANING KIT, ROLLER & LAMINATE FOR I.T PRINTER	\$111.93
		40643	10/27/2020	251260	BADGE PRINTER ACCESORIES FOR I.T.	\$130.61
	CRUZIO/THE INTERNET STORE INC.	40650	10/27/2020	N29135-119	WIRELESS AP FOR PUBLIC PLUS NEW CHARGE	\$150.00
	U S BANK CORPORATE PAYMENT SYSTEM	40581	10/21/2020	2625-09/22/2020	MISAC RENEWAL FOR I.T ADMIN STAFF	\$520.00
		40581	10/21/2020	2625-09/22/2020	AMAZON SUBSCRIPTION CHARGES	\$130.01
	VERIZON WIRELESS	40542	10/13/2020	9863386546	CITY CELL & DATA CHARGES FR 08/23/20-09/22/2020	\$152.04
	Fund Total					\$4,321.08

Fund #	Vendor Name	Check #	Invoice Date	Invoice	Invoice Description	Amount
0820	JUANA GENIS	40838	10/28/2020	18W-02292	CASH RETURNED	\$125.00
	Fund Total					\$125.00
Total	Total					\$6,081,893.79



MISCELLANEOUS DOCUMENTS REPORT
NOVEMBER 10, 2020

1.0 APPLICATIONS FOR ALCOHOLIC BEVERAGE LICENSES

--Gabi's Restaurant
October 21, 2020

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

Answered Copy

TO: Department of Alcoholic Beverage Control
 1137 WESTRIDGE PARKWAY
 SALINAS, CA 93907
 (831) 755-1990

File Number: **621721**
 Receipt Number: **2654690**
 Geographical Code: **4403**
 Copies Mailed Date: **October 21, 2020**
 Issued Date:

DISTRICT SERVING LOCATION: **SALINAS**

First Owner: **CORONA ALCANTAR, GABRIELA**
 Name of Business: **GABI'S RESTAURANT**
 Location of Business: **710 E LAKE AVE**
WATSONVILLE, CA 95076

OCT 30 '20 AM 10:20
Received
Watsonville
City Clerk

County: **SANTA CRUZ**Is Premises inside city limits? **Yes**Census Tract: **1101.00**

Mailing Address: (If different
 from
 premises address)

Type of license(s): **41**Dropping Partner: Yes ☐ No ☒Transferor's license/name: **548988 / DELVALLE, MARIA IRMA**

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
41 - On-Sale Beer And Wine - Eating P PER		Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	PERSON TO PERSON TRF	NA	0	10/21/20	\$335.00
Application Fee	STATE FINGERPRINTS	NA	2	10/21/20	\$78.00
Application Fee	FEDERAL FINGERPRINTS	NA	2	10/21/20	\$48.00
Application Fee	ISSUE TEMPORARY PERMIT	NA	1	10/21/20	\$100.00
41 - On-Sale Beer And Wine - Eat	ANNUAL FEE	NA	0	10/21/20	\$455.00
Total					\$1,016.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the
 Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of **SANTA CRUZ**Date: **October 21, 2020**

Applicant Name(s)

CORONA ALCANTAR, GABRIELA

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (5-99)

TO: Department of Alcoholic Beverage Control
 1137 WESTRIDGE PARKWAY
 SALINAS, CA 93907
 (831) 755-1990

File Number: **621721**
 Receipt Number: **2654690**
 Geographical Code: **4403**
 Copies Mailed Date: **October 21, 2020**
 Issued Date:

DISTRICT SERVING LOCATION: **SALINAS**First Owner: **CORONA ALCANTAR, GABRIELA**

Name of Business:

Location of Business: **710 E LAKE AVE
 WATSONVILLE, CA 95076**

Received
 Watsonville
 City Clerk

County: **SANTA CRUZ**

Is Premises inside city limits?

YesCensus Tract: **1101.00**

Mailing Address: (If different
 from
 premises address)

Type of license(s): **41**Dropping Partner: Yes ☐ No ☒Transferor's license/name: **548988 / DELVALLE, MARIA IRMA**

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
41 - On-Sale Beer And Wine - Eating P PER		Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	PERSON TO PERSON TRF	NA	0	10-21-20	\$335.00
Application Fee	STATE FINGERPRINTS	NA	2	10-21-20	\$78.00
Application Fee	FEDERAL FINGERPRINTS	NA	2	10-21-20	\$48.00
Application Fee	ISSUE TEMPORARY PERMIT	NA	1	10-21-20	\$100.00
41 - On-Sale Beer And Wine - Eat	ANNUAL FEE	NA	0	10-21-20	\$455.00
Total					\$1,016.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the
 Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of **SANTA CRUZ**Date: **October 21, 2020**

Applicant Name(s)

CORONA ALCANTAR, GABRIELA

Update Presentation State of Tourism and Promotions



PRESENTED BY:

Maggie Ivy, CEO & Executive Vice President
Visit Santa Cruz County

Visit Santa Cruz County Mission Statement

The Mission of Visit Santa Cruz County is to stimulate the economy by promoting Santa Cruz County as a visitor, conference and film destination through marketing programs including advertising, promotion and visitor services. The priority is on attracting high-yield overnight business during the off-peak periods of the year.

Create Awareness & Influence Visitation



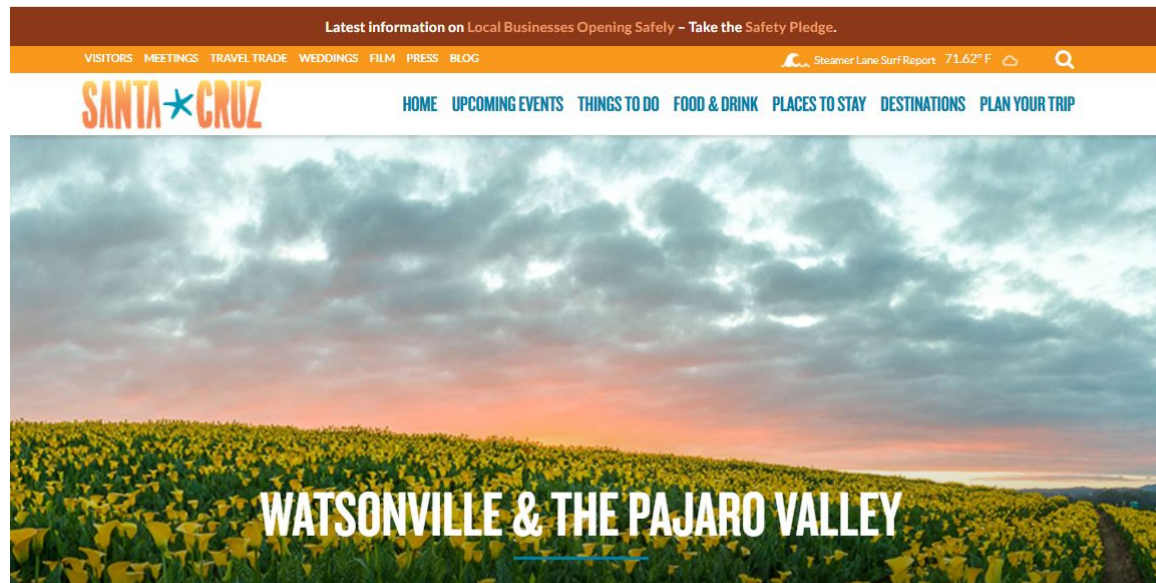
VSCC Budget & Funding Structure

- Tourism Marketing District (95%)
- Private Sector Cooperative Marketing Fees (5%)

Leisure Travel The Marketing Mix

- Publicity/Communications activities
- Cooperative marketing
- Traditional advertising: Print/Television
- Digital & Social Media (Instagram & Facebook)
- VSCC website- www.santacruz.org

Watsonville/Pajaro Valley



FIND A PLACE TO STAY

Strawberry fields and apple orchards provide a gorgeous backdrop that welcomes visitors. The Pajaro Valley – which can be seen from the summit of Mount Madonna – includes the communities of Corralitos, Freedom, La Selva Beach, Pajaro, Royal Oaks, Pajaro Dunes, and Watsonville. A variety of options awaits; from an early morning bird watching excursion to an afternoon at a u-pick farm or museum, sunset stroll on an expansive beach or attending a signature festival.

Take a tour of the [Agricultural History Museum](#)! Located at the Santa Cruz County Fairgrounds, the museum features restored horse-drawn equipment, interpretive exhibits and other vintage items. Participate in a [2nd Saturday on the Farm](#), where agricultural experts highlight various aspects of daily life on the farm through interactive activities, arts & crafts, and more!

Dedicated Listing Pages for Watsonville Businesses

HOLIDAY INN EXPRESS HOTEL & SUITES

1855 Main Street
Watsonville, CA 95077

831.728.3600

www.watsonvilleholidayinnexpress.com

BOOK NOW

COVID-19 SAFETY MEASURES

- CDC Recommended Cleaning Procedures
- Hand Wash/Sanitizer Stations
- CDC Recommended Cleaning Procedures
- Sneeze Guards/Contact Barriers
- Social Distance Markings/Signage
- Health Related Staff Training
- Masks Required-Staff

AMENITIES

- Fitness Center
- Free Internet
- Hot Tub
- On-Site Laundry
- Suites
- Swimming Pool



OVERVIEW

Holiday Inn Express & Suites Watsonville features an indoor pool, complimentary breakfast, a fitness room and free parking. Your room awaits!


INFO LAST UPDATED

06-23-2020



Free Dedicated Listing Pages for Watsonville Nonprofits and Public Facilities

WATSONVILLE BRANCH — SANTA CRUZ PUBLIC LIBRARIES

 Downtown Branch
Santa Cruz, CA 95060

 (831) 427-7706

 www.santacruzpl.org

HOURS OF OPERATION

- Downtown Branch hours: Sun. 1-5pm, Mon - Thurs. 10am-8pm, Fri. 10am-5pm, Sat. 10am-5pm, Other branches - hours vary

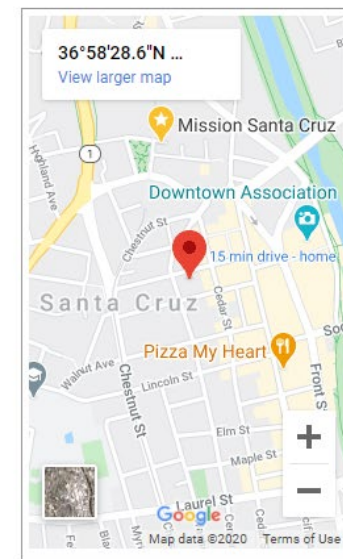


OVERVIEW

Free programs to support learning needs of all ages: MS Office computers, internet, WiFi and wireless printing. Research services, collections and databases including local history and genealogy.

INFO LAST UPDATED

• 01-01-1970



Watsonville/Pajaro Valley Partners

- Annieglass
- California Grill of the Pajaro Valley
- Eventscapes of California
- Go Jump Santa Cruz
- Martinelli's Company Store
- Specialized Helicopters
- Watsonville Film Festival
- Watsonville Airport
- Watsonville Library Branch

Watsonville In The News

Los Angeles Times

Date: Sunday, July 22, 2018
Location: LOS ANGELES, CA
Circulation (DMA): 779,516 (2)
Type (frequency): Newspaper (S)
Page: L3
Section: Travel
Keyword: Watsonville, California

ESCAPE TO WATSONVILLE, CALIF.

A SECRET COASTAL HAVEN, WELL-PRICED

By Michele Bigley >>> Beachfront rentals are rare in California, so when I found an oceanfront town house in Watsonville, a south Santa Cruz County agricultural community, at a reasonable price — by California beachfront standards — I scooped it up. Turns out Watsonville is the state's secret coastal escape. Local surfers say, "We come here to escape the crowds," pointing at the sand dunes backing Sunset State Beach, one of two stunning beach parks known for epic waves and plenty of sea mammals. Watsonville also is experiencing a bit of a renaissance in time for its 150th birthday, which the city is celebrating all year. The beloved Beer Thirty is slated to open a new beer garden this year, and Storrs Winery debuted its new tasting room this month. Yet California's strawberry capital is quiet and modest; it might be the last unexplored frontier on the Central Coast. The tab: We shared the condo with friends, so each family paid \$800 for three nights (check online deals). Our family spent about \$300 on food and drinks and \$40 for gas.

THE BED

The Pajaro Dunes Resort has rented houses, condos and town houses fronting the Pacific Ocean since 1973. The price was too steep for just our family, so we recruited another clan to join. We spent our days surfing at Sunset State Beach or watching the sunset with local Windy Oaks wine and sausage sandwiches from Freedom Meat Lockers. Each unit has its own decor, though most favor beach chic. Some have barbecues and fireplaces. There's also a KOA nearby with cabins, Airstream rentals, campsites, a pool and hot tub.

THE MEAL

On our last morning, we

celebrated this agricultural community's bounty at California Grill, owned by a multi-generational Azorean farming family. We loved the egg dishes that nod to the Portuguese, Japanese and Latino immigrants who shaped this valley. Before we left town, we hit up Glizdich Ranch for a slice of Dutch apple pie and tea in the apple orchard.

THE FIND

Local resident Victoria McCue pointed us toward the Watsonville Slough, where we hiked along the fingers of the wetlands. "We've got peregrine falcons, egrets, blue heron, ducks, finches and about a billion more birds; it's

why we have the name 'Pa-

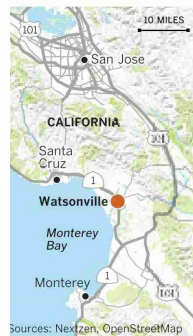
LESSON LEARNED

Like most, I've long overlooked this farming town, but visitors are starting to come for more than the region's quiet beaches. Annieglass offers tours of its esteemed glass factory, weekend Craft-bar workshops and a wine and craft beer bar. Martinelli's apple juice tasting room, also celebrating its 150th this year, is next door. You'll also find live music, poetry readings and an art and wine walk. (Check Watsonville150.org for special events.)

travel@latimes.com



TAKE A HIKE AROUND the Watsonville Slough, where wildflower-dotted trails offer views of a diverse and large population of birds.



Sources: Nextzen, OpenStreetMap

Pajaro Dunes Resort, 105 Shell Road, Watsonville; (831) 728-7400. pajarocondos.com. Rates from \$450 a night. (You get a free night in the off-season.) Wheelchair accessible.

KOA Watsonville, 1188 San Andreas Road, Watsonville; (831) 722-0551.

koa.com/campgrounds/santa-cruz. Airstream trailer and cabins start at \$160 a night. Wheelchair accessible.

California Grill, 40 Penny Lane, Watsonville; (831) 722-8032. californiagrill.com. Breakfast dishes start at \$8. Wheelchair accessible.

Glizdich Ranch, 55 Peckham Road, Watsonville; (831) 722-4056. glizdich-ranch.com. Pies from \$4. Wheelchair accessible.

Annieglass, 330 Harvest Drive, Watsonville; (831) 703-2043. annieglass.com. Free tours. Wheelchair accessible.

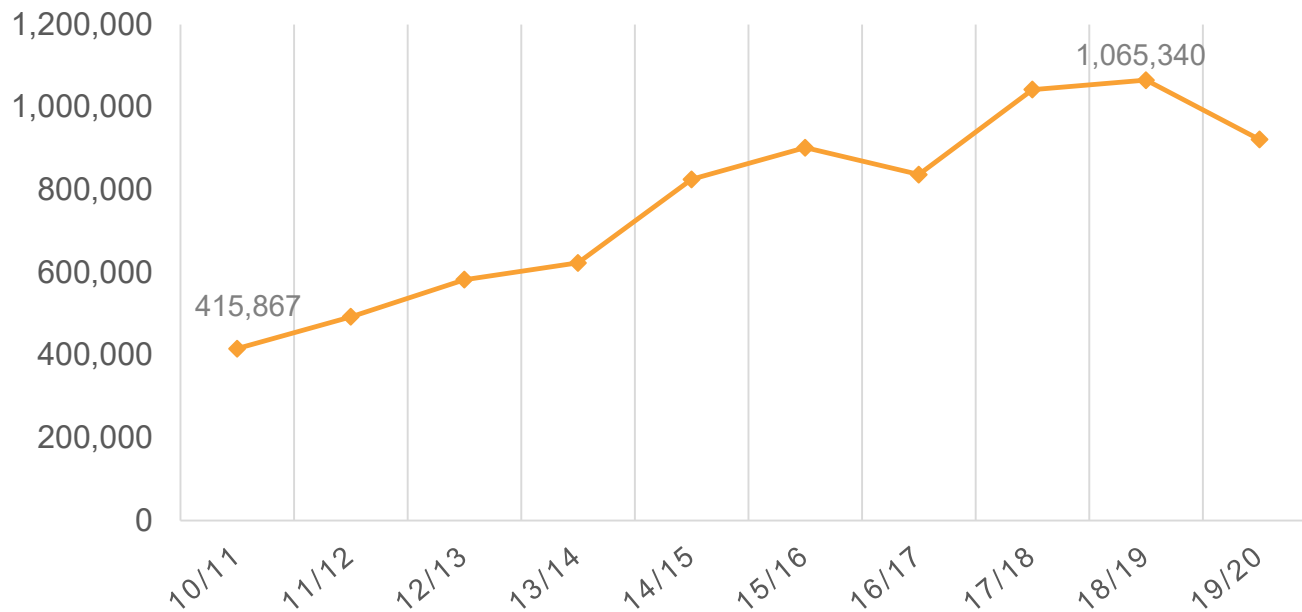


Pajaro Dunes Resort

A LIVING ROOM has an ocean and beach view at Pajaro Dunes Resort on the Central Coast. The resort has rental houses, condos and town houses.

VSCC Website Traffic

TOTAL WEBSITE TRAFFIC LAST 10 YEARS



Official Santa Cruz County Traveler's Guide



Official Santa Cruz County Traveler's Guide



Discover Watsonville

A little-known coastal destination with deep agricultural roots, Watsonville is home to uncrowded beaches, colorful festivals, U-pick farms, abundant wildlife, arts, history, and a general aviation airport. Discover the charms of this vibrant town on the California coast.

CITY OF WATSONVILLE PARKS & COMMUNITY SERVICES EVENTS

April 26
CITY PLAZA
Day of the Child / Earth Day Celebration

May 9
DOWNTOWN WATSONVILLE
Watsonville Wine, Beer and Art Walk

Various Thursdays June - September
CITY PLAZA
Music in the Plaza

Fridays in July
CITY PLAZA
Summer Movie Nights

July 4
DOWNTOWN WATSONVILLE
Spirit of Watsonville 4th of July Parade

August 1 & 2
DOWNTOWN WATSONVILLE
Watsonville Strawberry Festival

December 6
CITY PLAZA
Holiday Celebration and Tree Lighting

WATSONVILLE MUNICIPAL AIRPORT SPECIAL EVENTS

First Saturday of the Month
September - April
Kids Fly Free

April 25
Wheels at Watsonville Car Show

February 15
American Red Cross Blood Drive

July 9
Airport Open House - Fire in the Sky Fireworks Show

Second Saturday-Sunday of the Month
Second Weekends @ Watsonville Airport
Historic aircraft on display every second weekend of the month from 10 am - 4pm. FREE admission

WATSONVILLE PUBLIC LIBRARY EVENTS

June - August
Summer Reading at the Library
Programs for children, teens, adults and family groups. Crafts, entertainment, story times, movies

September 15 - October 15
National Hispanic Heritage Month
Día de los Muertos activities, book talks, story times, displays and programming highlighting local history

September 24 - October 6
Manhattan Short Film Festival
10 short films viewed and voted upon for possible nomination for Academy Awards







cityofwatsonville.org







Visitor E-News Communications 56,461 Households Monthly



Photo by Garrick Ramirez

BREAK OUT THE BUBBLY: MARTINELLI'S TURNS 150!

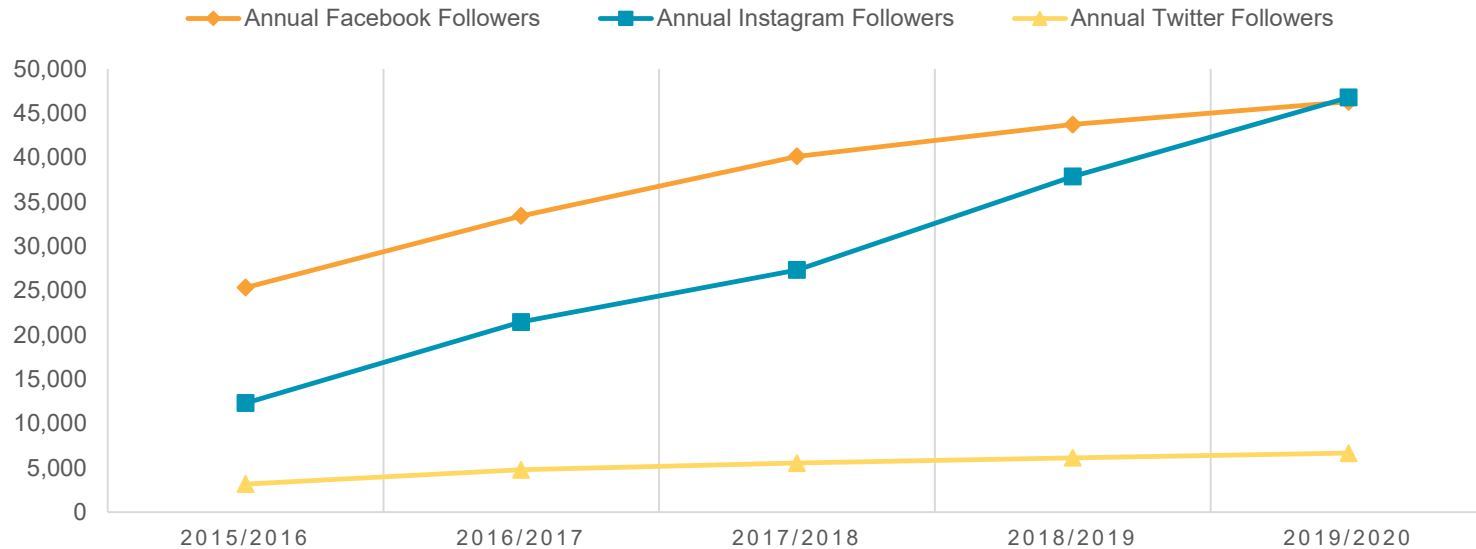
Beloved sparkling cider and apple juice producer [S. Martinelli & Company](#) is celebrating its 150th anniversary this year, and we're bubbling over with excitement! Founded in [Watsonville](#) in 1868—the same year Ulysses S. Grant was elected President—the effervescent company is still family-owned, locally-based, and making juice the way they always have: fresh and 100% natural.

We've got the inside scoop below, and trust us, it gets juicy!

[Read More...](#)

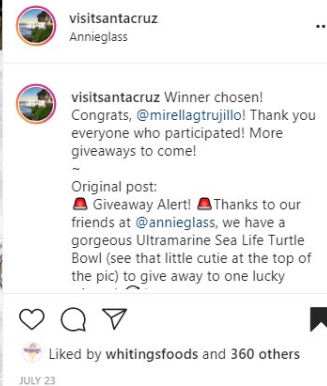
Social Media Growth

GROWTH OF SOCIAL MEDIA FOLLOWERS LAST 5 YEARS



Fiscal Year	Annual Facebook Followers	Annual Instagram Followers	Annual Twitter Followers
2015/2016	25,344	12,309	3,176
2016/2017	33,433	21,472	4,798
2017/2018	40,144	27,341	5,555
2018/2019	43,743	37,870	6,140
2019/2020	46,309	46,793	6,665

Watsonville Businesses Featured on VSCC Social Media



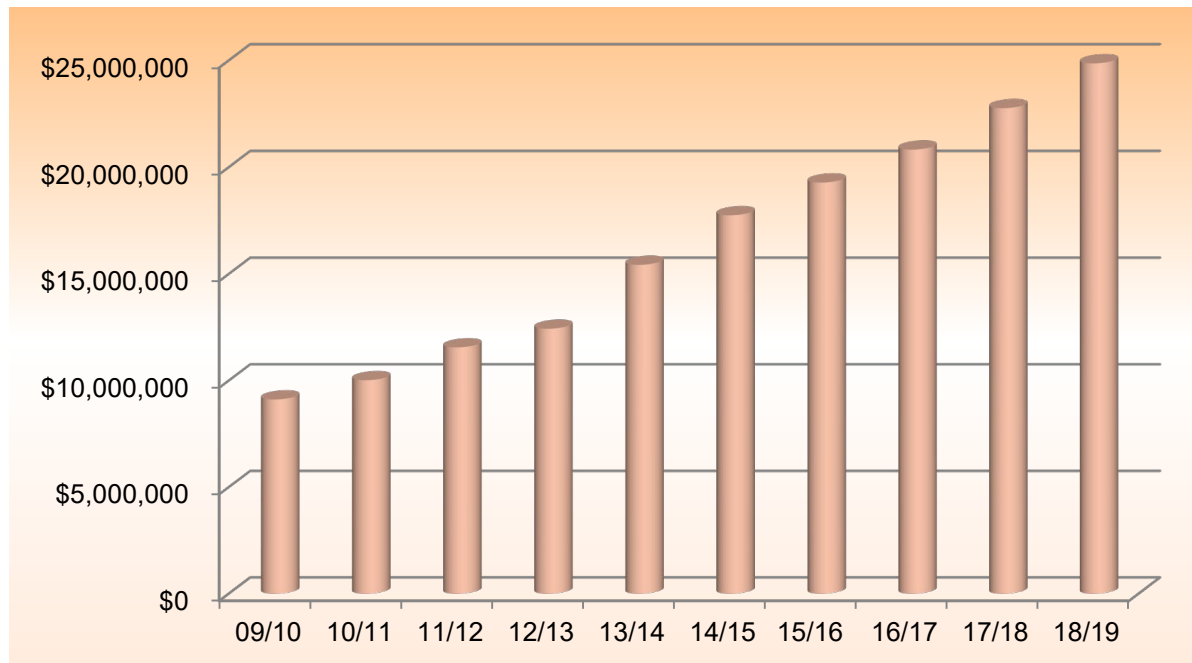
Economic Benefit From Tourism

- Annual Tourism Economic Impact in Santa Cruz County in 2019 \$1+ Billion in Consumer Spending Annually
- Expected to decrease in 2020/2021
By 30% to 50% Due to COVID Impacts

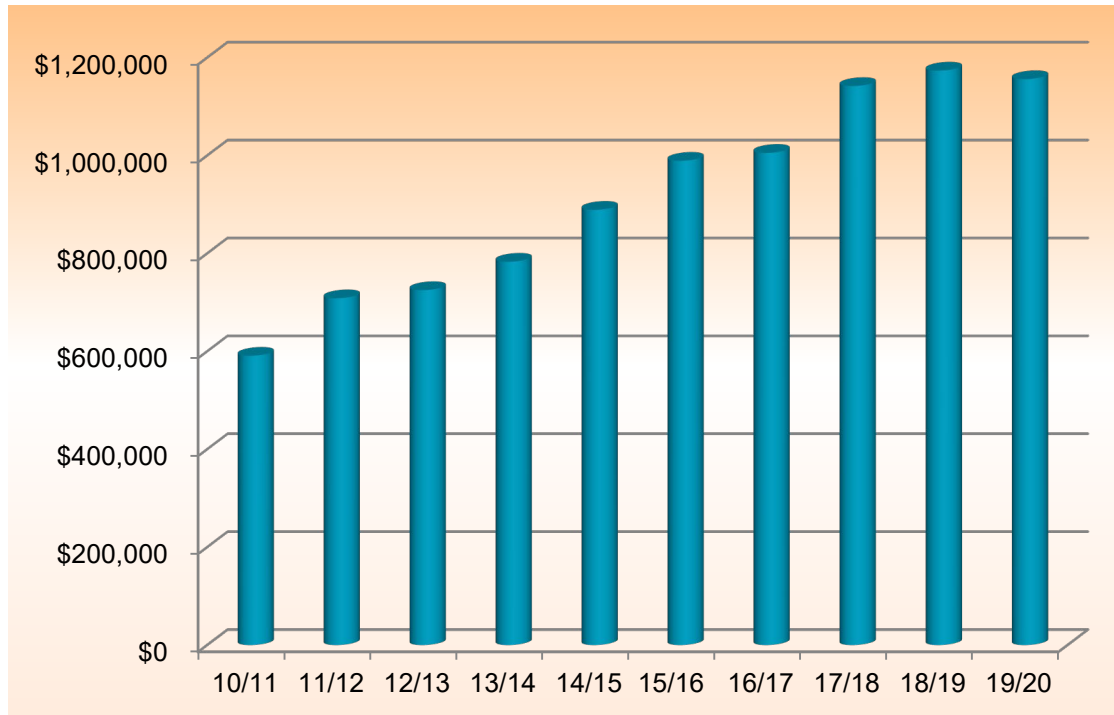
Tourism Generated Local Taxes and Fees Santa Cruz County

- Over \$48 Million Annually in FY 2018/2019
- \$25 Million Transient Occupancy Tax (TOT)
- \$23 Million Sales/Admissions Tax

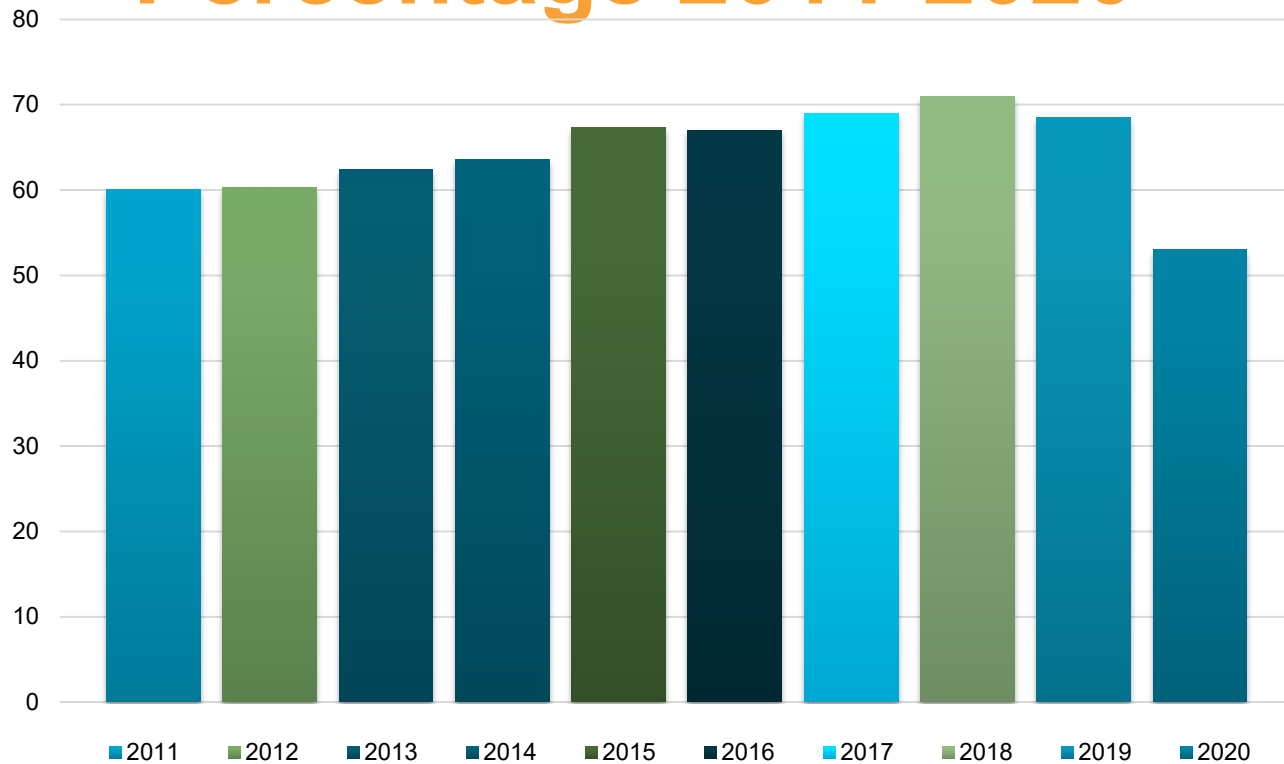
Santa Cruz County TOT Collections



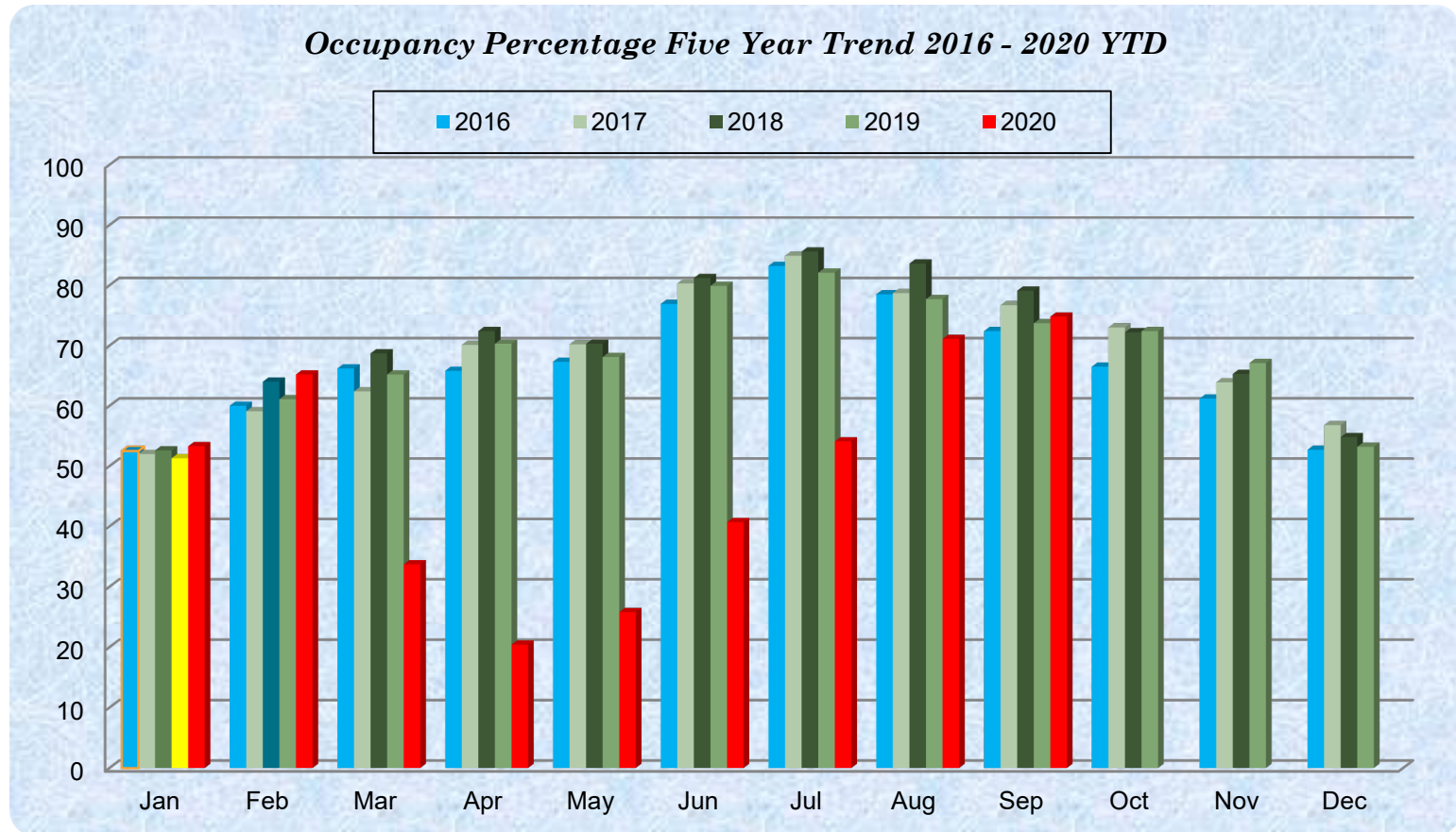
City of Watsonville TOT Collections 10 Year Comparison



Countywide Hotel Occupancy Percentage 2011-2020



Occupancy Percentage 2016 – 2020



VSCC Pivot Strategy During COVID-19

- Santa Cruz County Economic Recovery Council
- Let's Cruz Safely Campaign and Collaboration with Pajaro Valley Chamber of Commerce & Agriculture and El Pajaro CDC
- Website expansion incorporating COVID Safety Protocols
- Shop Local Holiday Campaign to support local businesses: Upcoming countywide collaboration effort in process
- Weekly COVID/Industry updates via Travel Forecast

VSCC COVID-19 Safety Pledge

SANTA CRUZ COUNTY

Thank You For Helping Us Open Safely

**Please
Take the
Pledge!**



Protect Others and Yourself



**Wear a
Mask**



**Social
Distance**

We pledge to serve you and provide a safe environment. We thank you for your pledge to do the same and help protect others including our hard working employees.

CONDADO DE SANTA CRUZ

Gracias por ayudarnos a abrir de manera segura

**Por favor
haga el
compromiso!**



**Proteja a los demás y
protéjase usted mismo**



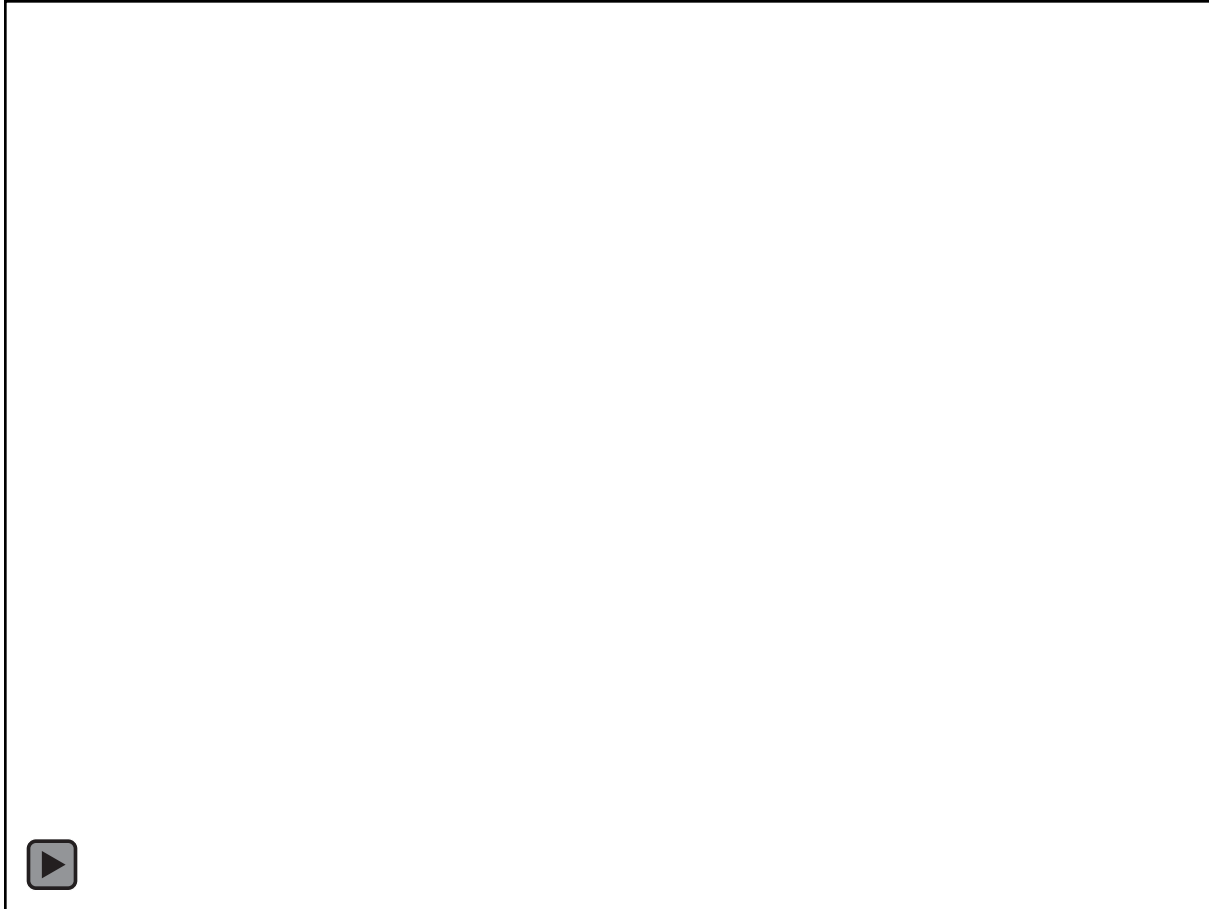
**Use un
cubrebocas**



**Manténgase a
6' de distancia**

Nos comprometemos a servirle y brindarle un ambiente seguro. Le agradecemos su compromiso de hacer lo mismo y ayudar a proteger a otros, incluidos nuestros empleados que trabajan arduamente.

South County Tour – February 2020



Let's Cruz Safely



Thank You & Let's Cruz Safely!



Visit Santa Cruz County

www.santacruz.org

(831) 425-1234 info@santacruz.org



Housing for a Healthy Santa Cruz:

A Strategic Framework for Addressing Homelessness in Santa Cruz County

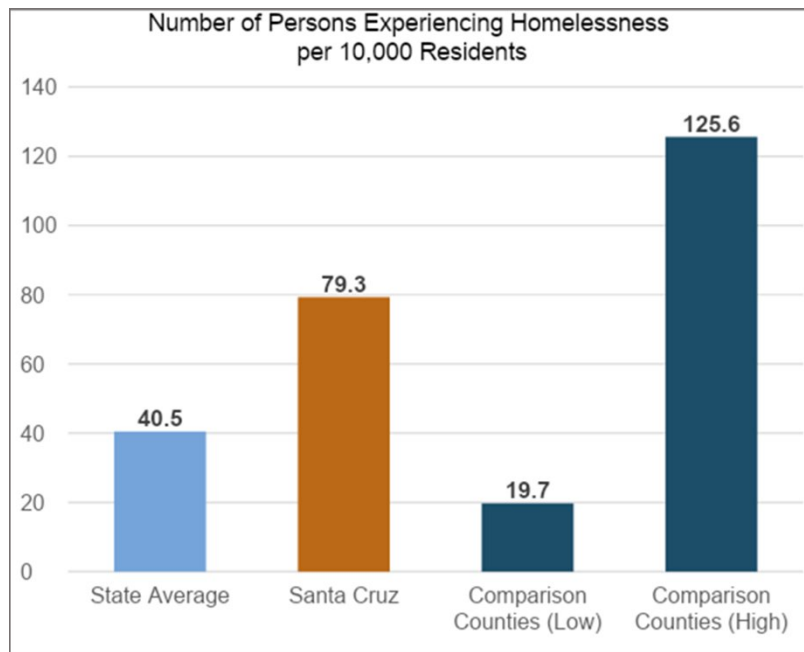
November 10, 2020

Elissa Benson, Assistant County Administrative Officer
Randy Morris, Human Service Department Director

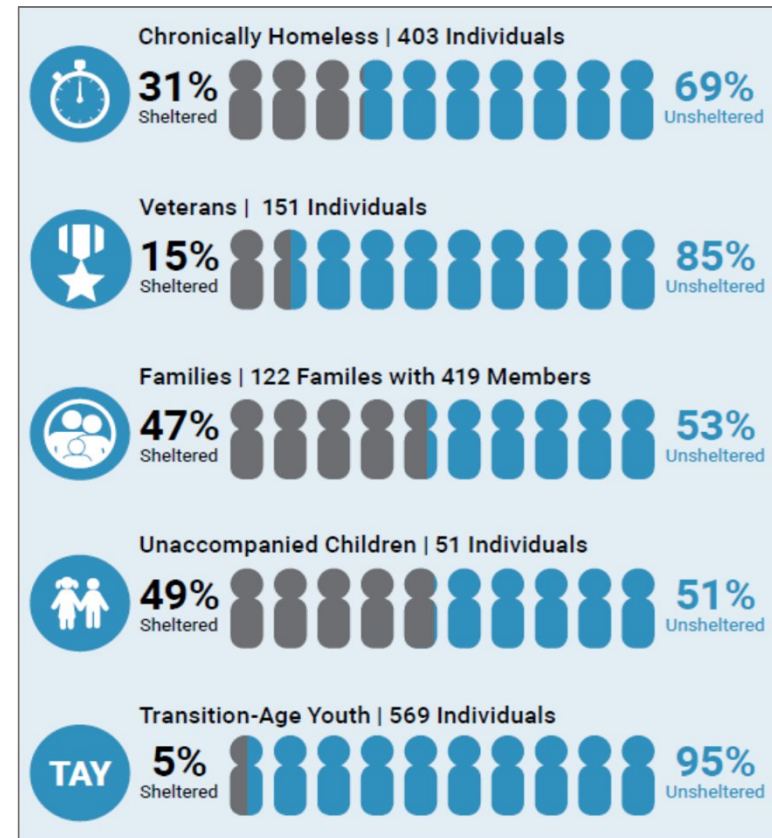
Presentation Overview

1. Context: How We Got Here
2. Summary of Framework
3. Next Steps: Community Input to Finalize the Framework and the first Six-Month Work Plan
4. Questions & Discussion

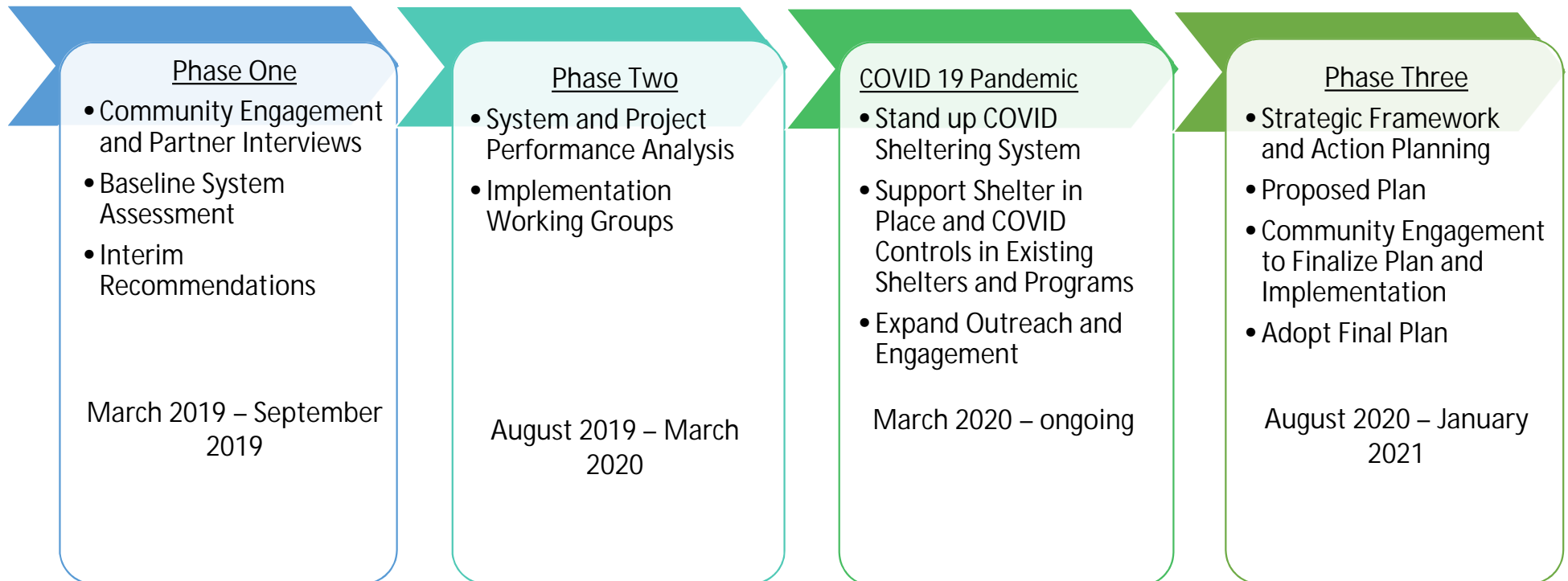
Why an Updated Framework?



Comparison Counties: Sonoma, Marin, San Luis Obispo, Monterey/San Benito, Mendocino, San Mateo, Humboldt, Santa Maria/Santa Barbara



Focus Strategies Technical Assistance Process and Timeline



Key Findings From Assessment

- Key elements in place that can be built on: Coordinated Entry, outreach, shelters, targeted housing for high needs
- Some immediate gaps: diversion, housing-focused shelter, limited Rapid Rehousing and PSH exits
- Individual components need to be tied into a systems approach
- Important to continue progress towards adopting a governance structure that can better oversee a systems approach; address community concerns about decision-making, transparency, and goals
- Data underutilized; HMIS coverage and data quality concerns
- Current staffing capacity for homeless system functions is inadequate
- Moving from a loosely coordinated collection of programs and activities that addresses some homelessness to a strongly coordinated system that addresses all homelessness.

The 3 Year Framework



Housing for a Healthy Santa Cruz:
A Strategic Framework for Addressing
Homelessness in Santa Cruz County

January 2021 – January 2024

- Vision and Guiding Principles
- Goals – Targeted Results and Measuring Success
- Strategies and Key Objectives
- Six-Month Work Plans
- Resource Needs and Assumptions

Significantly Improved Results by 2024



Reduce unsheltered homelessness by 50%.
Reduce overall homelessness by 30%

Number of unsheltered (people living outdoors, in encampments, in vehicles, or in other places not meant for people to live) will decrease by 50%, from a current point in time count of 1,100 households to approximately 550

Total number of households experiencing homelessness (both unsheltered and in shelters) projected to decrease by 30%, from 1,400 to 1,000 households

Goals: Targeted Results and Measuring Success

1. Improve the effectiveness of all programs in helping people secure housing
 - Reduce lengths of stay in temporary shelter and housing
 - Increase rate of rehousing
 - Increase program entries from homelessness
2. Expand capacity within the homelessness response system
 - 160 more year-round emergency shelter beds
 - 300 more rapid rehousing slots
 - 100 more permanent supportive housing slots

Strategies to Achieve Our Goals

Better Connect & Serve

Strategy 1: Enhance and Effectively Target Outreach, Engagement, and Temporary Shelter Resources

Increase Housing Options

Strategy 2: Expand Permanent Housing Exit Resources and Pathways

Focus on Prevention & Problem Solving

Strategy 3: Implement Targeted Prevention, Diversion, and Housing Problem Solving Interventions

Improve Administration

Strategy 4: Implement New Governance, Planning, Evaluation, and Communication Structures

Assumptions

- Fires, pandemic, and election don't permanently impact housing market for extremely low-income households
- State and federal resources for affordable housing and services stay level or increase
- H4H Division receives sufficient resources
- Partners prioritize available funding for Framework strategies
- Housing developers and service providers have capacity to carry out new or expanded programs
- Elected officials and community stakeholders commit to identifying locations for housing and services and expanding affordable housing opportunities
- County departments, cities, businesses, and community members work together effectively

Next Steps: Community Engagement

- November 10 - Board study session to present draft
- November 10-30 - Presentations to four City Councils
- November and December - Opportunities for community input
 - Online survey for general public
 - In-person survey for persons with lived experience of homelessness
 - Virtual meetings with key stakeholders (CORE coffee chat, HAP “plus” group, South County provider group)
- January 2021 - Synthesize input, and complete Framework and first Six-Month Work Plan for consideration by Board and other jurisdictions

Success Will Require Collaboration

What Do We Need To Do?

Expand Capacity

- Shelter Beds
- Rapid Rehousing
- Permanent Supportive Housing

Improve

- Street Outreach
- Problem Solving & Diversion
- Prevention
- Collaboration

How Will We Do It?

Work In Partnership

- Santa Cruz Board of Supervisors
- Project Advisory Group
- People with Lived Experience of Homelessness
- County and City Elected Officials
- County and City Staff
- Community Stakeholders
- Homeless Action Partnership
- Businesses

DISCUSSION



MINUTES REGULAR CITY COUNCIL MEETING

October 27, 2020

City of Watsonville
Teleconference/Remote

4:00 p.m.

1. CLOSED SESSION

(City Council Conference Room, 275 Main Street, 4th Floor)

(a) Public Comments regarding the Closed Session agenda were accepted by the City Council at that time.

(b) Closed Session Announcement

The City Council recessed the regular Council Meeting to discuss those items listed on the Closed Session Statement attached to the Agenda.

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Government Code § 54954.5 and 54956.8)

- | | | |
|----|----------------------|--|
| 1. | Property: | 21, 27, and 31 West Beach Street (APN: 017-111-19) |
| | Negotiating parties: | Tamara Vides (for City as Landlord)
In Sook Yum, individually and dba Top USA Co., Inc., a corporation, as Tenant |
| | Under Negotiation: | Price, and terms of Lease |
| 2. | Property: | 7 Second Street (APN: 017-781-02) |
| | Negotiating parties: | Tamara Vides (for City as Landlord)
Ramanjeet Saini, franchisee for Subway Real Estate Corp., a Delaware corporation, as Tenant |
| | Under Negotiation: | Price, and terms of Lease |

B. CONFERENCE WITH LABOR NEGOTIATOR

(Government Code Section 54957.6)

- | | | |
|----|-------------------------|---|
| 1. | Agency negotiator: | Nathalie Manning and Matt Huffaker |
| | Employee organizations: | Clerical Technical
Public Safety Mid-Management Unit
Operating Engineers Local Union No. 3 for employees in the Public Works Unit |

5:30 p.m.

2. ROLL CALL

Mayor García, Mayor Pro Tempore Coffman-Gomez and Council Members Gonzalez, Hernandez (arrived at 5:46 p.m.), Hurst, and Parker were present via teleconference through Zoom Webinar.

Staff members present via teleconference through Zoom Webinar were City Manager Huffaker, City Attorney Smith, City Clerk Vázquez Flores, Assistant City Manager Vides, Public Works & Utilities Director Palmisano, Police Chief Honda, Fire Chief Lopez, Deputy City Manager Manning, Administrative Services Director Czerwin, Community Development Director Merriam, Interim Library Director Martinez, Innovation & Technology Director Boyes, Assistant Public Works & Utilities Directors Rodriguez and Di Renzo, Assistant Parks & Community Services Director Heistein, Police Captains Rodriguez and Zamora, Recreation Superintendent Negrete, Assistant City Clerk Ortiz, and Interpreter Landaverry.

3. PLEDGE OF ALLEGIANCE

4. VIRTUAL MEETING INSTRUCTIONS

5. INFORMATION ITEMS

5.A. REPORT OF DISBURSEMENTS

5.B. MISCELLANEOUS DOCUMENTS REPORT

5.C. WRITTEN REPORTS BY COUNCIL MEMBERS REGARDING ACTIONS TAKEN ON THEIR REGIONAL COMMISSIONS/BOARD MEETINGS THAT MAY AFFECT THE CITY OF WATSONVILLE

6. PRESENTATIONS & ORAL COMMUNICATIONS

6.A. ORAL COMMUNICATIONS FROM THE PUBLIC

Patsy Gasca, American Red Cross Disaster Manager, gave a report regarding the Wall Street Inn fire and efforts to assist affected tenants.

Marcus Pimentel, Pájaro Valley Health Trust, invited the public to participate in the Wine and Roses virtual event.

Dr. Nancy A. Bilicich, Santa Cruz County Flood Control and Water Conservation District, Zone 7 representative, gave an update on the improvements to Salsipudes Creek and efforts to minimize financial impact on homeowners to those improvements and improvements to the levee ..

Michelle Averill, American Red Cross Central Coast Chief Executive Officer, gave an update on the CZU Lighting Complex Fire and listed ways those affected could acquire aid.

Eli stated community members had purchased skate ramps from Ramsay Park, and they were destroyed instead of delivered to buyers. She asked for a formal apology and refund for those who contributed to the purchase. She also asked for the City to stop promoting

trick or treating. She stated she was intimidated into not reporting police violations of COVID-19 mandates and asked Police Chief Honda to intervene. She stated she would like to file a formal complaint against Member Hurst due to behavior expressed previously.

Steve Trujillo asked Police to intervene in gang violence due to recent murders. He also asked police to patrol the Target parking lot as there was an increase in loitering and noise. He asked Council to support his proposal for addressing the George Washington Bust at the Plaza.

Fernie asked Council to fund gang intervention services for youth to prevent violence. He stated off-duty police officers were inebriated at Beer Mule and were using their police influence to have others arrested.

Eliana Gonzalez spoke about the importance of holding police accountable for their actions and prioritizing the community's needs.

Bernie spoke about the importance of gang violence prevention rather than depending on police intervention.

At Mayor Garcia's request, Deputy City Manager Vides gave instructions on how to use Zoom Webinar to participate in the Council meeting.

6.B. ORAL COMMUNICATIONS FROM THE COUNCIL

Member Hernandez expressed his condolences to those affected by the recent murders due to gang violence. He spoke about the importance of gang prevention efforts and reopening recreation centers. He invited the public to a traffic safety forum.

Member Hurst asked the public to vote responsibly at the Presidential Election.

Mayor Pro Tempore Coffman-Gomez asked the public to vote at the Presidential Election. She stated Public Works & Utilities would be repainting sidewalks in her district. She asked the public to keep their neighborhoods clean and allow street sweepers and garbage collection vehicles to work without obstructions.

Member Estrada thanked the public for participating in the meeting. He expressed his condolences to those affected by the recent shootings and spoke about the importance of gang prevention efforts. He asked the public to support the Wine and Roses virtual event. He also asked the public to vote at the Presidential Election.

Member Gonzalez asked the public to vote at the Presidential Election. He expressed his condolences to those who lost their lives and loved ones due to gang violence. He thanked the Red Cross, Salvation Army, and many other non-profits for their work in the Community.

Member Parker encouraged the public to vote at the Presidential Election. She expressed her condolences to the families who lost loved ones to gang violence and COVID-19. She honored recently deceased Linda Walthen Espejo, kindergarten teacher at Hall School.

Mayor Garcia spoke about Pájaro Valley High School's National Coming Out Gathering and LGBT struggles. She spoke about a proclamation issued to Manuel Zayas for his 100th birthday and thanked Katie Nuñez for her work at Senior Center Without Limits.

6.C. REPORT OUT OF CLOSED SESSION

City Attorney Smith reported that Council discussed all items listed on the Closed Session Statement and gave direction to staff on Items 1.A.1 and 1.A.2.

6.D. MAYOR'S PROCLAMATION CONGRATULATING COMMUNITY ACTION BOARD ON ITS 55TH ANNIVERSARY & ACKNOWLEDGING ITS EXECUTIVE DIRECTOR MARIA ELENA DE LA GARZA HER STAFF'S TIRELESS WORK & INVALUABLE CONTRIBUTIONS TO THE CITY & COUNTY, WITH WISHES FOR SUCCESS IN ALL THEIR FUTURE ENDEAVORS

7. REPORTS TO COUNCIL

7.A. CITY MANAGER'S UPDATE REPORT

After the City Manager's update, Police Chief Honda gave an additional report on public safety.

In answering Member Hurst, City Manager Huffaker spoke about efforts to implement food scrap waste disposal, repercussions and lessons learned from not obtaining a complete Census count, and importance of good election turnout.

City Manager Huffaker and City Clerk Vazquez Flores answered questions from Member Estrada regarding ballot box drop-off locations. Member Estrada requested a report from staff regarding Census data collection efforts.

Member Gonzalez requested that the City Manager's Updates be shorter.

Member Parker commended Police for their work in the community. City Manager Huffaker, in answering Member Parker, spoke about high number of COVID-19 numbers in Watsonville and efforts to deter further spread of the disease.

City Manager Huffaker, in answering Member Hernandez, spoke about potential for partnership with owners of anaerobic digesters to exchange food scraps.

Mayor Garcia stated Jimmy Panetta commended the City of Watsonville's Census efforts.

Eli requested the deadline for submitting the Community Visioning Survey be posted. She asked that City staff respond to social media inquiries. She asked City Manager Huffaker to add a disclaimer on Halloween posters that indicated it is an unsafe activity. She requested additional information regarding the composting program, reopening of schools, and Court Appointed Special Advocates meetings.

Mary Beth Osborn stated there was excessive speeding on Sudden Street and asked for a stop sign at Sudden Street and California Street. She stated she had been hit by vehicles three separate times and asked Police to enforce traffic laws.

Kathleen commended Census staff for their efforts.

Chris Webb asked Council to consider pursuing a digester program for food scraps.

Steve Trujillo asked Council to consider pursuing a digester program for food scraps. He encouraged the public to vote in support of Proposition 15. He spoke about the importance

of Code Enforcement work and addressing unsafe living conditions. He asked the public to prevent the spread of COVID-19.

In answering Vanessa Quiroz-Carter, City Manager Huffaker explained how members of the public could obtain Halloween door hangers.

Takashi Mizuno spoke about efforts by the community to clean beaches. He stated many people were not wearing face coverings in public, which contributes to the increase in COVID-19 cases. He thanked Police Chief Honda for his work

7.B. WATSONVILLE BRILLANTE PROJECT PRESENTED BY KATHLEEN CROCKETT

8. CONSENT AGENDA

Public Input on any Consent Agenda Item

Juan Hidalgo, Santa Cruz County Agricultural Commissioner, spoke about his work and stated Item M was unfeasible due to limited resources.

The following speakers spoke in support of Item 8.M.:

Jose, District 3
Kathleen and Woody
Melissa Dennis, Safe Ag Safe Schools
Krishna Feldman, children's librarian
Karin Wanless
Bernie Gomez, Motivating Individual Leadership for Public Advancement
Reyna
Cesar Lara, Monterey Bay Central Labor Council
Yesenia Molina, Digital Nest
Eli
George Feldman
Hektor Calderon, Safe Ag Safe Schools
Chris Webb, teacher at Linscott School
Michael Kim
Laurie, Santa Cruz resident
Xitlali, Digital Nest
Steve Trujillo
Lilia Barragan
Takashi Mizuno
Margaret Rosa
Eliana Gonzalez
Mariela Jacuinde

MOTION: It was moved by Member Gonzalez, seconded by Member Parker to approve the Consent Agenda with an amendment to Item 8.M. to remove Juan Hidalgo's name from the resolution.

Member Estrada commended Agricultural Commissioner Hidalgo for his work and stated the community would assist him in implementing the requirements listed in the resolution of Item 8.M.

Mayor Pro Tempore Coffman-Gomez spoke against approval of Item 8.M. until there was more discussions and more information received regarding process for implementation of said

item.

City Manager Huffaker answered questions from Mayor Pro Tempore Coffman-Gomez regarding purpose of Item 8.D.

MOTION: The above motion carried by the following vote:

AYES:	MEMBERS:	Coffman-Gomez, Estrada, Gonzalez, Hernandez, Hurst, Parker, García
NOES:	MEMBERS:	Coffman-Gomez (Items M and N only), Garcia (Item M Amendment only)
ABSENT:	MEMBERS:	None

8.A. MOTION APPROVING MINUTES OF OCTOBER 27, 2020, MEETING

**8.B. RESOLUTION NO. 184-20 (CM):
RESOLUTION APPROVING SOLE SOURCE PURCHASE & AUTHORIZING ESTABLISHMENT OF A PURCHASE ORDER WITH GRANITE ROCK COMPANY FOR THREE (3) CALENDAR YEARS BEGINNING JANUARY 1, 2021, THROUGH DECEMBER 31, 2023, FOR PURCHASE OF CONSTRUCTION MATERIAL & SERVICES FOR THE CITY'S WATER MAIN REPLACEMENT PROGRAM IN AN AMOUNT NOT TO EXCEED \$700,000 PER YEAR (FUNDED FROM THE WATER ENTERPRISE FUND)**

**8.C. RESOLUTION NO. 185-20 (CM):
RESOLUTION APPROVING PLANS & SPECIFICATIONS & CALLING FOR BIDS FOR CONSTRUCTION OF CORRALITOS SAND FILTER STRUCTURE ROOF REPLACEMENT PROJECT NO. WA-20-14348 (ESTIMATED COST OF \$553,000 WILL BE FUNDED FROM THE WATER ENTERPRISE FUND)**

**8.D. RESOLUTION NO. 186-20 (CM):
RESOLUTION APPROVING SECOND AMENDMENT TO AGREEMENT WITH SANTA CRUZ COUNTY, EXTENDING COMPLETION DATE TO JUNE 30, 2022, FOR CONSULTANT OUTREACH EDUCATION SERVICES FOR THE RAIL TRAIL WALKER STREET & LINCOLN STREET SAFETY PROJECTS**

**8.E. RESOLUTION NO. 187-20 (CM):
RESOLUTION APPROVING SECOND AMENDMENT TO CONTRACT WITH HINDERLITER, DE LLAMAS & ASSOCIATES, INCREASING AMOUNT BY NOT TO EXCEED \$45,000 FOR ASSISTANCE IN PROCESSING & PERMITTING CANNABIS APPLICATIONS; & AUTHORIZING A BUDGET APPROPRIATION OF \$45,000 FROM THE PLANNING PERMITS REVENUE ACCOUNT TO OTHER CONTRACT SERVICES ACCOUNT**

**8.F. RESOLUTION NO. 188-20 (CM):
RESOLUTION APPROVING SECOND AMENDMENT TO SERVICE AGREEMENT WITH INFOSEND, INC., FOR PROCESSING & PRINTING OF CITY UTILITY BILLS, MAILING, & ONLINE BILL SERVICES IN AN AMOUNT NOT TO EXCEED \$135,000 PER YEAR FOR TWO FISCAL YEARS FUNDED FROM FY 2020/2021 THROUGH FY 2021/2022 FROM WATER ENTERPRISE FUND**

**8.G. RESOLUTION NO. 189-20 (CM):
RESOLUTION APPROVING CONTRACT WITH COUNTY OF SANTA CRUZ, FOR CHILDREN'S LEARNING & ENRICHMENT CAMP SERVICES & AUTHORIZING BUDGET**

APPROPRIATION OF AN AMOUNT NOT TO EXCEED \$106,600 FROM THE GENERAL FUND

- 8.H. RESOLUTION NO. 190-20 (CM):
RESOLUTION APPROVING SOLE SOURCE PURCHASE & FIVE-YEAR CONTRACT WITH AXON ENTERPRISE, INC. (FORMERLY KNOWN AS TASER INTERNATIONAL) FOR REPLACEMENT OF TASER 7 CONDUCTED ENERGY DEVICES (CED), IN AN AMOUNT NOT TO EXCEED \$214,654.35 (FUNDED FROM A PORTION OF THE POLICE DEPARTMENT'S ALLOCATION OF CANNABIS TAX REVENUE)**
- 8.I. RESOLUTION NO. 191-20 (CM):
RESOLUTION APPROVING REVISED 2020 MEASURE D 5-YEAR PROGRAM OF PROJECTS (FY 2020/2021 - FY 2024/2025) FUNDED BY MEASURE D, APPROVED BY VOTERS ON NOVEMBER 8, 2016**
- 8.J. RESOLUTION NO. 192-20 (CM):
RESOLUTION APPROVING APPLICATION FOR & ENTERING INTO AGREEMENTS FOR THE REGIONAL EARLY ACTION PLANNING GRANT (REAP) TO FUND ZONING ORDINANCE & GENERAL PLAN TEXT AMENDMENTS TO INCREASE HOUSING DENSITY & STREAMLINE PERMITTING FOR HOUSING CONSTRUCTION, & IF AWARDED, TO EXECUTE & SUBMIT ALL DOCUMENTS WITH ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS (AMBAG) IN RELATION THERETO; & APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND**
- 8.K. RESOLUTIONS APPROVING & AUTHORIZING NEW & REVISED JOB CLASSIFICATIONS & JOB DESCRIPTIONS FOR PUBLIC WORKS AND UTILITIES DEPARTMENT**
- 1) RESOLUTION NO. 193-20 (CM):
RESOLUTION APPROVING & AUTHORIZING NEW JOB CLASSIFICATION & JOB DESCRIPTION FOR ENVIRONMENTAL SUSTAINABILITY MANAGER (MANAGEMENT UNIT) AT ESTABLISHED SALARY RANGE OF \$54.83 - \$73.48 PER HOUR**
- 2) RESOLUTION NO. 194-20 (CM):
RESOLUTION APPROVING & AUTHORIZING NEW JOB CLASSIFICATION & JOB DESCRIPTION FOR VEHICLE & EQUIPMENT MANAGER (MANAGEMENT UNIT) AT ESTABLISHED SALARY RANGE OF \$40.80 - \$54.68 PER HOUR**
- 3) RESOLUTION NO. 195-20 (CM):
RESOLUTION APPROVING REVISED JOB DESCRIPTION OF SAFETY & REGULATORY COMPLIANCE OFFICER (MANAGEMENT UNIT) & REAFFIRMING ESTABLISHED SALARY RANGE OF \$41.66 - \$55.83 PER HOUR**
- 4) RESOLUTION NO. 196-20 (CM):
RESOLUTION APPROVING REVISED JOB DESCRIPTION OF WATER SERVICES SUPERVISOR (MID-MANAGEMENT UNIT) & REAFFIRMING ESTABLISHED SALARY RANGE OF \$41.04 - \$55.00 PER HOUR**
- 8.L. RESOLUTION NO. 197-20 (CM):
RESOLUTION RE-ADOPTING CONFLICT OF INTEREST CODE FOR THE CITY OF WATSONVILLE BY INCORPORATING BY REFERENCE THE FAIR POLITICAL**

**PRACTICES COMMISSION'S STANDARD MODEL CONFLICT OF INTEREST CODE &
BY AMENDING THE APPENDIX IDENTIFYING DESIGNATED EMPLOYEES WHO
SHALL BE SUBJECT TO CONFLICT OF INTEREST CODE**

- 8.M. RESOLUTION NO. 198-20 (CM):
RESOLUTION SUPPORTING POSTING OF NOTICES OF INTENT ONLINE BY SANTA
CRUZ COUNTY AGRICULTURE COMMISSIONER BEFORE APPLICATION OF
PESTICIDE**
- 8.N. FINAL ADOPTION OF ORDINANCES AMENDING TITLE 14 (ZONING) OF THE
WATSONVILLE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS &
JUNIOR ACCESSORY DWELLING UNITS**
- 1) ORDINANCE NO. 1411-20 (CM):
ORDINANCE AMENDING CHAPTER 14-12 (ZONING PERMITS) OF TITLE 14
(ZONING) OF THE WATSONVILLE MUNICIPAL CODE FOR REGULATION OF
ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS
LOCATED WITHIN THE CITY**
- 2) ORDINANCE NO. 1412-20 (CM):
ORDINANCE AMENDING CHAPTER 14-16 (DISTRICT REGULATIONS) OF TITLE 14
(ZONING) OF THE WATSONVILLE MUNICIPAL CODE FOR THE REGULATION OF
ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS
LOCATED WITHIN THE CITY**
- 3) ORDINANCE NO. 1413-20 (CM):
ORDINANCE AMENDING CHAPTER 18 (DEFINITIONS) OF TITLE 14 (ZONING) OF
WATSONVILLE MUNICIPAL CODE FOR THE REGULATION OF ACCESSORY
DWELLING UNITS & JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN
THE CITY**
- 4) ORDINANCE NO. 1414-20 (CM):
ORDINANCE RESCINDING CHAPTER 14-23 (ACCESSORY DWELLING UNITS) OF
TITLE 14 (ZONING) OF WATSONVILLE MUNICIPAL CODE IN ITS ENTIRETY &
ADDING A NEW CHAPTER 14-23 ENTITLED ACCESSORY DWELLING UNITS &
JUNIOR ACCESSORY DWELLING UNITSY**
- 5) ORDINANCE NO. 1415-20 (CM):
ORDINANCE AMENDING CHAPTER 14-40 (GENERAL PROVISIONS, EXCEPTIONS,
& MODIFICATIONS) OF TITLE 14 (ZONING) OF WATSONVILLE MUNICIPAL CODE
FOR REGULATION OF ACCESSORY DWELLING UNITS & JUNIOR ACCESSORY
DWELLING UNITS LOCATED WITHIN THE CITY**
- 9. ITEMS REMOVED FROM CONSENT AGENDA**
- 10. NEW BUSINESS**
- 10.A. PRESENTATION BY TWO RESPONDENTS TO REQUEST FOR PROPOSALS FOR
SALE OR LEASE OF REAL PROPERTY - PORTER BUILDING: PAJARO VALLEY ARTS
AND WATSNEWS LLC. (REGISTER PAJARONIAN)**

1) Staff Report

The report was given by Assistant City Manager Vides.

2) Presentation by WATSNEWS LLC. (Register Pajaronian)

Dan Pulcrano on behalf of Register Pajaronian and Joe Cirone, restaurateur, gave a presentation on their proposal.

3) City Council Clarifying & Technical Questions

Mr. Pulcrano answered questions from Member Gonzalez regarding timeline for the proposed project, plan specifics, and job creation from new services.

In answering Member Parker, Mr. Pulcrano explained the different services that would be offered through the proposed project, listed benefits to the community, and timeline for the project.

Mr. Pulcrano answered questions from Member Hernandez regarding efforts to provide local food at their restaurant and potential for internships for students.

In answering Member Hurst, Mr. Cirone spoke about budget for the proposed project.

Mr. Pulcrano and Mr. Cirone answered questions from Mayor Pro Tempore Coffman-Gomez regarding potential collaboration with Pájaro Valley Arts, costs associated with renovating the building, healthy food options to be offered at the proposed restaurant, and potential for work opportunities for locals.

Mr. Pulcrano and Mr. Cirone answered questions from Member Estrada regarding communication with the community about the proposed project, target group for work space, efforts to promote different languages at the proposed site, and how the project would benefit the community.

Mr. Pulcrano, in answering Mayor Garcia, explained how the proposed boutique hotel would function.

4) Presentation by Pájaro Valley Arts

Judy Stabile, Pájaro Valley Arts Treasurer, gave a presentation on their proposal.

5) City Council Clarifying & Technical Questions

In answering Member Parker, Ms. Stabile spoke about the timeline for the proposed project.

Ms. Stabile answered questions from Member Hernandez regarding timeline for the project, timeline for vacating their current building, and funding sources for the proposed project.

In answering Member Hurst, Ms. Stabile spoke about future plans for expansion of Pájaro Valley Arts through a performance center.

Ms. Stabile answered questions from Mayor Pro Tempore Coffman-Gomez regarding disproportion of art amenities countywide and lack of art studio space in Watsonville, art show patron attraction, and potential grant funding for the project.

In answering Member Estrada, Ms. Stabile spoke about financial challenges they would face as part of renovating the project and efforts to attract members of the many sectors of the community.

Ms. Stabile, in answering Member Gonzalez, spoke about employment opportunities through the proposed new arts location.

In answering Mayor Garcia, Ms. Stabile spoke about proposed art studios and a performance center at the proposed project site.

6) Public Input

The following speakers spoke in support of sale of the Porter Building to Pájaro Valley Arts:

Susan Gaulty, Pajaro Valley Unified School District (PVUSD)
Valentina Velasquez
Alondra Mejia
Adriana Torres
Kathleen Crocetti
Jessica Carrasco

Judy Gittlesohn asked Council to support the proposal from WATSNEWS LLC.

Beth Shields asked Council to support the proposal from Pájaro Valley Arts.

Tony Nunez, Register Pájaronian, asked Council to support the proposal from WATSNEWS LLC.

The following speakers spoke in support of sale of the Porter Building to Pájaro Valley Arts:

Gabriel Medina
Xitlali
Vanessa Quiroz-Carter, City Council Candidate
Jim Brown, Arts Council Santa Cruz County
Guillermo Aranda
Steve Trujillo
Yesenia Molina
Christina Cuevas
Rosemarie Penhallow
Mayra Ruiz-Valtierra
Frances Salgado-Chavez
Victor Cervantez, educator at PVUSD
Linda Martin, Pajaro Valley Arts Executive Director
Sedrick Cabrera
Andrea Flores Morgado
Eli
Irene Juarez O'Connell
Zurya Rodriguez
Tracey Torres

Jeanie Johnson, Register Pájaronian Publisher, asked Council to support the proposal from WATSNEWS LLC.

The following speakers spoke in support of sale of the Porter Building to Pájaro Valley Arts:

Paul DeWorken

Monique Sanchez, Pájaro Valley Arts

Mayor Garcia explained that Council would take action on the proposals during closed session at the November 10, 2020, meeting.

Mayor Pro Tempore Coffman-Gomez asked staff to create a forum for discussion of the topic and post on the website.

10.B. REPORT ON SAFE & SANE FIREWORKS FOR 2020

1) Staff Report

The report was given by Fire Chief Lopez.

2) City Council Clarifying & Technical Questions

Fire Chief Lopez and Police Chief Honda answered questions from Member Hurst regarding enforcement on illegal fireworks, fines issued, challenges in responding to illegal fireworks use, and appeals to fines filed with the Fire Department.

City Manager Huffaker, Police Chief Honda, and Fire Chief Lopez answered questions from Mayor Pro Tempore Coffman-Gomez regarding use of the Airport's Fire in the Sky event to deter use of illegal fireworks, potential for Council to ban safe and sane fireworks, mapping of illegal fireworks use, use of drones to identify illegal fireworks use, and allowed fine amounts for use of illegal fireworks.

Police Chief Honda and City Manager Huffaker answered questions from Member Estrada regarding efforts to deter illegal fireworks use, litter/pollution produced from fireworks use, and potential for alternatives to fireworks sales for non-profits to generate funding for their organizations.

In answering Member Gonzalez, Police Chief Honda and Fire Chief Lopez stated surcharges from fireworks sales paid for most of staff overtime costs. Police Chief Honda added that staff cited a small number of violators due to challenges of locating illegal fireworks use.

Member Parker spoke about the importance of deterring use of illegal fireworks and asked staff to pursue new options to end their use.

Member Hernandez spoke about the challenges non-profit organizations face in generating revenues and stated fireworks sales were crucial for them.

3) Public Input (None)

4) MOTION: It was moved by Mayor Pro Tempore Coffman-Gomez, seconded by Member Parker to direct staff to return to Council and further discuss the item with input from stakeholders.

5) City Council Deliberation on Motion

Member Hurst stated fireworks sales were crucial to non-profits for acquiring funds for their organizations. He added the State should be more proactive in preventing illegal fireworks from entering California.

Mayor Pro Tempore Coffman-Gomez stated Council needed to be proactive in finding alternatives for non-profits if they chose to end fireworks sales.

Member Hernandez stated fireworks sales were crucial to non-profits for generating funds for their organizations.

Member Estrada spoke about the importance of meeting with stakeholders in order to identify whether banning fireworks was feasible for them.

Member Gonzalez spoke about the challenges of finding alternatives to fireworks sales for non-profits.

MOTION: The above motion carried by the following vote:

AYES:	MEMBERS:	Coffman-Gomez, Estrada, Parker, García
NOES:	MEMBERS:	Gonzalez, Hernandez, Hurst
ABSENT:	MEMBERS:	None

11. PUBLIC HEARINGS, ORDINANCES, & APPEALS

11.A. WATSONVILLE PARKLET PROGRAM – Continued to November 10, 2020, meeting

12. EMERGENCY ITEMS ADDED TO AGENDA

13. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

Mayor Pro Tempore Coffman-Gomez asked for an update on the emergency services study.

Member Hurst requested that the fireworks discussion be brought to Council early in 2021. In answering Member Hurst, City Manager Huffaker stated a waste disposal report would be brought to Council at a later time.

Mayor Garcia requested a resolution apologizing for the 1930 Filipino Riots.

14. ADJOURNMENT

The meeting adjourned at 11:40 p.m.

ATTEST:

Rebecca J. García, Mayor

Beatriz Vázquez Flores, City Clerk

City of Watsonville
Public Works and Utilities Department



M E M O R A N D U M

DATE: November 4, 2020

TO: Matthew D. Huffaker, City Manager

FROM: Steve Palmisano, Director of Public Works & Utilities
Danielle Green, Principal Engineer

SUBJECT: Approval of bid award for Water Well #4 Project No. WA-20-14557 (Drilling Only) to Maggiora Bros. Drilling Inc. in the amount of \$619,567 from the Water Enterprise Fund

AGENDA ITEM: November 10, 2020 City Council

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution to award the bid for Water Well #4, Project No. WA-20-14557 (Drilling Only) in the amount of \$619,567 from the Water Enterprise Fund to Maggiora Bros. Drilling Inc, a corporation, the lowest responsive bidder. Maggiora holds California State well drilling contractors License No. 249957.

DISCUSSION:

The City of Watsonville owns and operates fourteen groundwater wells. These wells provide over 90% of the total water supplied to our customers. If a well becomes unavailable, water can be supplied from another well in the system, thus limiting dependence on a single supply source.

The average City well is almost 50 years old. Four of these wells are over 65 years old and are approaching the end of their useful life. Due to the age of the City's existing wells, it is necessary that additional well sites be identified and developed to supplement existing sources and maintain our water system's high level of reliability. This project consists of drilling and installation of a water production well with a 30-inch diameter hole and 18-inch diameter casing to a depth of 690 feet. The well is to be constructed on City property adjacent to Airport Boulevard near the corner of Roache Road.

Engineers estimate for the project is \$630,000. The Department received two bids as follows:

- Maggiora Brothers Drilling Inc. for \$619,567
- Pacific Coast Well Drilling for \$929,800

STRATEGIC PLAN:

The project is consistent with recently completed Water Master Plan and the Strategic Plan Priority 3 – Infrastructure & Environment, Long-range Capital Improvement Plan focus to replace aging facilities.

FINANCIAL IMPACT:

This project is currently identified in the approved Fiscal Year 20/21 budget (913-7831-14557) in the Water Enterprise Fund.

ALTERNATIVES:

Council may choose not to approve this project.

ATTACHMENTS:

None

cc: City Attorney

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED \$619,567 BID TO MAGGIORA BROS. DRILLING, INC., A CORPORATION, FOR THE CONSTRUCTION OF WATER WELL #4, PROJECT NO. WA-20-14557 LOCATED AT 154 ROACHE ROAD (\$619,567 WILL BE FUNDED FROM THE WATER ENTERPRISE FUND)

WHEREAS, Resolution No. 162-20 (CM) adopted by the City Council of the City of Watsonville on September 8, 2020, approved plans and specifications and authorized calling for bids for the construction of Water Well #4, Project No. WA-20-14557; and

WHEREAS, the bids received for the construction of Water Well #4, Project No. WA-20-14557, were opened in the "Old City Council Chambers", City Hall, 250 Main Street, Watsonville, California, on Thursday, October 15, 2020, at 2:00 P.M., and later tabulated by the Purchasing Officer for the consideration of the City Manager and submission to the City Council; and

WHEREAS, the City Manager has recommended that the bid from Maggiora Bros. Drilling, Inc., a corporation, [Contractor License #249957], for the construction of Water Well #4, Project No. WA-20-14557, in the amount of \$619,567, be accepted as the low responsive bid.

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

1. That the bid of Maggiora Bros. Drilling, Inc., a corporation, for the construction of Water Well #4, Project No. WA-20-14557, in the amount of \$619,567 be accepted, and the execution of a contract by the City Manager is hereby authorized.
2. That all other bids are hereby rejected.

City of Watsonville
Public Works & Utilities Department



M E M O R A N D U M

DATE: October 13, 2020

TO: Matthew D. Huffaker, City Manager

FROM: Steve Palmisano, Director of Public Works & Utilities
Mike Rivera, Solid Waste Division Manager

SUBJECT: First Amendment to Consultant Agreement with ES Engineering Services, LLC. for Landfill Closure Services for the City's Landfill in an amount not-to-exceed \$98,596 from the Solid Waste Enterprise Fund

AGENDA ITEM: November 10, 2020 City Council

RECOMMENDATION:

Staff recommend that the Council approve an additive contract amendment to the May, 2020 contract with ES Engineering Services, LLC for landfill closure services for the City's landfill, increasing the contract amount by not to exceed \$98,596, from \$90,000 to \$188,596, to be paid from the Landfill Closure Fund, within the Solid Waste Enterprise Fund.

DISCUSSION:

Landfills require a variety of engineering and technical services, including monthly, quarterly, semi-annual and annual monitoring and reporting on landfill gas, gas well design and installation, leachate reporting and monitoring, groundwater monitoring and other types of reporting and design work.

Staff conducted a Request for Qualifications process in the spring of 2020, and selected ES Engineering as the most qualified firm based on their experience and qualifications in this very specialized and technical field, as well as their previous experience doing engineering work for the City. A contract for \$90,000 was awarded to ES Engineering in May 2020 to provide general landfill environmental monitoring services for three years.

The City's landfill reached capacity in September 2020, and staff is now in the process of closing the facility. The proposed contract amendment is for engineering design work to begin the first step to close Phase 3 of the City's landfill. This additional work will be performed during the same two-year term as the May 2020 contract. The \$188, 596 not to exceed amount is expected to cover the costs for design of grading plans and other technical documents necessary for the closure process of the contract as amended.

The landfill will be partially closed over the next three months and topped with several feet of soil to encourage settlement of the landfill mound. The landfill will be allowed to settle for two years, during which it may settle as much as 10 feet. Once settling is complete, final closure will be implemented, which will include installing a layer of thick high-density plastic over the landfill to keep rainwater out, and then topped by a layer of soil which will be vegetated.

STRATEGIC PLAN:

The proposed contract amendment is consistent with the Council's strategic plan in Focus Area 3, Infrastructure and Environment.

FINANCIAL IMPACT:

Approval of this contract amendment with ES Engineering will have a financial impact of \$98,596, to be paid from the Landfill Closure Fund, budget account number 741-576-7781, within the Solid Waste Enterprise Fund.

ATTACHMENTS:

None

cc: City Attorney

RESOLUTION NO. _____ (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 ES ENGINEERING SERVICES, LLC, A LIMITED LIABILITY COMPANY, FOR LANDFILL CLOSURE SERVICES FOR THE CITY'S LANDFILL, BY AN AMOUNT NOT TO EXCEED \$98,596; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME

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

1. That the First Amendment to Contract for Consultant Services between the City of Watsonville and ES Engineering Services, LLC., a limited liability company, increasing the not to exceed price by \$98,596 from \$90,000 to not to exceed \$188,596, for landfill closure services for the City's landfill, a copy of which First Amendment is attached hereto and incorporated herein by this reference, is fair and equitable and is hereby ratified and approved.

2. That the City Manager be and is hereby authorized and directed to execute said Amendment for and on behalf of the City of Watsonville.

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

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

RECITALS

WHEREAS, the City and Consultant have previously executed a Consultant Services Contract to provide Engineering Services for the City of Watsonville Landfill Closure, dated May 21, 2020;

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

WHEREAS, the 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 read:

"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 the following and are attached hereto and incorporated herein:

***Exhibit 1, Scope of Work- Phase III Closure- 1st Phase,
Dated September 28, 2020***

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 ninety-eight thousand, five hundred ninety-six and zero dollars (\$98,596.00) for professional services.

All other terms and conditions of the Contract dated May 21, 2020, 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

ES ENGINEERING SERVICES, LLC.

By _____
Matthew D. Huffaker, City Manager

By 
Farideh V. Kia, Senior Project Manager

ATTEST:

By _____
Beatriz Vázquez Flores, City Clerk

APPROVED AS TO FORM:

By _____
Alan J. Smith, City Attorney

September 28, 2020



Mr. Mike Rivera
Solid Waste Division Manager
City of Watsonville
320 Harvest Drive
Watsonville, CA 95076

ES Engineering Services, L.L.C.
A Subsidiary of Montrose Environmental
Group
1 Park Plaza, Suite 1000
Irvine, CA 92614
t 714.632.9969
f 949.988.3514
www.es-online.com

**SUBJECT: SCOPE OF WORK - PHASE III CLOSURE
WATSONVILLE CITY SANITARY LANDFILL
WATSONVILLE, CALIFORNIA**

Dear Mike,

ES Engineering Services (ES), a subsidiary of Montrose Environmental Group (MEG), is pleased to provide our proposal for the engineering design, consultation and field work for the closure of Phase III of the Watsonville City Sanitary Landfill (WCSL). Per our discussion, since the closure process includes up to 2 years of settlement period, the Team suggests that our scope and costs be broken down into three phases, due to the possibility of unknown conditions arising during the surcharge period which might affect the scope and/or costs of the subsequent phases. Per my email dated September 11, 2020, we anticipate that closure process for the Phase III would include the following tasks during each phase of the closure process:

1st Phase – Surcharge Period

1. New aerial topographic survey of Phase III Area after the City ceases accepting waste. This task will be performed by the City.
2. Foundation and Surcharge drainage plan drawings:
 - a. Establish top deck foundation grades based on final refuse configuration at waste acceptance closure date. This task will be performed by SWT.
3. Provide 2-foot minimum (including interim cover) to top deck foundation soil thickness. Establish foundation grades and a marker (typically litter/orange safety fence). Markers can be placed so removal of the stockpile above (prior to final closure cap) can be conducted while maintaining the top deck foundation material for final closure after the settlement period.
 - a. Establish surcharge grading/drainage
 - b. Extend storm drain conveyance systems to surcharge gradesThis task will be performed by SWT.
4. Phase III surcharging by onsite soil. This task will be performed by the City.
5. Surveys/ settlement benchmarks and settlement monitoring. This task will be performed by the City, and data will be provided to ES and SWT.

6. Additional probe/well monitoring, as needed, during surcharging. This task will be performed by the City, and data will be provided to ES for review and evaluation of the need for additional wells, if necessary.
7. Preparation of extraction wells/ header/ connections design drawing for additional well installations, system enhancement and field CQA during installation of the wells. This task will be performed by ES.
8. Additional well installation to control gas movement, if needed. ES will perform CQA during installation of the wells. The City will hire the drilling contractor under a direct contract with the City.
9. Preparation of Reports/Docs for RWQCB and CalRecycle. This task will be performed by ES.
10. Preliminary JTD Preparation. This task will be performed by ES.

2nd Phase- Post Surcharge - Final Design and Cap Installation Contractors Procurement

The 2nd phase will be performed after surcharging has been completed and includes the following tasks:

- New aerial topographic survey of Phase III Area after city settlement period and prior to Final Closure Cap Design (City)
- Final Closure Cap design construction plans/ specifications
- Preparation of Reports/Docs for RWQCB and CalRecycle
- Bid Package Preparation/Contractor Selection

3rd Phase – Closure Cap Construction, Post Closure Survey and Final Documents

The 3rd phase will be performed during construction and after completion of Phase III closure cap and includes the following tasks:

- Closure Construction Quality Assurance
- New aerial topographic survey of Phase III Area after Final Closure Construction (City);
- Finalize JTD

This proposal provides our scope of work and estimated costs for the 1st Phase of the closure of the WCSL Phase III. Scope of work and costs for the 2nd and 3rd Phases of work related to the Closure of Phase III will be provided later.

1st PHASE SCOPE OF WORK – SURCHARG PERIOD

The Scope of Work and Cost provided herein for the 1st Phase of the Phase III Closure process have been prepared by ES and our team member SWT Engineering. SWT's proposal is included in Attachment B for your reference.

Aerial Topographic Survey (City)

Phase III of the WCSL reached final capacity on September 11, 2020. In preparation for the surcharging and final closure of the Phase III, the City is in the process of performing an aerial topographic survey to establish control points to monitor the landfill settlement during the surcharge period and to prepare the necessary foundation and surcharge drainage plans. The new survey map will be used to by ES to update all site maps and by SWT to prepare the foundation and surcharge plans.

Phase III Surcharge (City)

Surcharging of the Phase III will be performed by the City and with the use of onsite material. The City will use the grading and drainage plans prepared by SWT to maintain proper grading and drainage of stormwater during the surcharge period.

Foundation and Surcharge Drainage Plan Drawings (SWT)

The following provides an overview of the tasks that will be performed by SWT. Please refer to the SWT proposal in Attachment B for details on their scope of work.

1. Establish top deck foundation grades based on final refuse configuration at waste acceptance closure date.
 2. Provide 2-foot minimum (including interim cover) top deck foundation soil thickness. Establish foundation grades and a marker (typically litter/orange safety fence). Marker can be placed so removal of stockpile above (prior to final closure cap) can be conducted while maintaining the top deck foundation material for final closure after the settlement period.
- Establish surcharge grading/drainage;
 - Extend storm drain conveyance systems to surcharge grades.

Environmental Compliance Systems Monitoring and Enhancement (City and ES)

Currently the City monitors the gas collection and control system on a monthly basis. However, more frequent monitoring of the compliance probes should be conducted to assess whether surcharging would have a negative effect on gas migration resulting in methane exceedance in the probes. Should monitoring indicate methane levels have increased and/or there is methane exceedance in the probes, the wellfield will be adjusted and the vacuum increased to control the gas migration. However, if additional wellfield adjustment is not successful in bringing the methane concentration below the regulatory limit, additional gas extraction wells should be installed and connected to the system, as needed. ES will review and evaluate the monitoring data provided by the City, and based on the data and need for additional wells, we will prepare a site map showing the location of the new wells and the necessary well design drawings and specifications for the drilling contractors. A copy of the design package will be submitted to the RWQCB and CalRecycle for their review. ES will also prepare and submit applications for the well installation permits. ES' experienced registered geologist will be onsite during the drilling, and installation of the wells. Construction of new wells, headers, connection will be conducted by a City selected drilling contractor under direct contract with the City.

Preliminary JTD Preparation (ES)

The Central Coast Water Board proposed the new General Waste Discharge Requirements Order R3-2020-0001, with a submittal date of March 1, 2021 for the Joint Technical Document (JTD) for landfill in the Central Region including the City of Watsonville Landfill. Based on the review of the new requirements, the City of Watsonville Landfill requested that the JTD submittal date be changed to March 1, 2023, since the City had submitted their revised JTD in March 2018. The next revised document would be due in March 2023. In addition, the City stated that since Phase III would start going through closure this year, it would make better use of City's resources allocated to the closure process. However, in their response posted on the website, the Central Coast Water Board Staff stated that the City can provide updates associated with any requirement that is not currently addressed in the JTD.

ES will update the JTD current with the status of the Phase III landfill. The JTD will be finalized when construction of Phase III closure cap is completed.

Project Management, Coordination, Meetings, Site Visits (ES)

ES will review the field data including settlement data and gas and groundwater monitoring data to assess the effects of surcharging on gas migration and groundwater quality. We will communicate with the agencies, as necessary, regarding any issues that may arise during the surcharge period. We will review submittals, provide all necessary scheduling, budgeting, and other supporting documents, agency communication and reporting. We have included meeting times, in person and or virtual meetings with the City and/or regulators, and site visits during the surcharge period, if necessary. Any additional meetings and/or site visits not included in this proposal will be charged in accordance with the billing rates indicated and with prior approval by the City.

FEE ESTIMATE

The estimated fees for completing Phase I are provided in the attached Table 1. ES' estimated costs on a time and material basis, and SWTs' costs on a lump sum basis are included in Table 1 for the ease of reference. SWT's proposal is included as Attachment B for your review and reference. Please note that tasks included in this proposal and cost estimate are based on anticipated conditions of the landfill during the surcharge period. Some tasks might not be performed or additional tasks might be needed. Additional tasks, if requested and/ or needed, will be performed by ES using the rates shown on the Table 1 in Attachment A.

LIMITATIONS

This proposal is the property of ES Engineering Services LLC, and may be used only by the Client and the City's designated redevelopment contractor and only for the purposes stated, within a reasonable time from its issuance.

The results contained in any oral or written report will be based upon the information acquired at the time of the investigation. It is possible that all conditions will not be identified during this project. The work will be consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in southern California. No warranty is expressed or implied.

We look forward to working on this development. Please do not hesitate to contact me via phone at 714-815-8210 or email fkia@montrose-env.com

Sincerely,

ES Engineering Services LLC



Farideh Kia, PG, CHG, CEM
Senior Manager

Attachments:
Attachment A - Cost Table 1
Attachment B - SWT Proposal

ATTACHMENT A – 1st PHASE COST TABLE

Table 1 - Cost Estimate; WCSL Phase III Closure - 1st Phase
City of Watsonville Landfill
September 2020

		Senior Technical Staff	Senior Prof	Project Prof	ES Staff Prof	ES Designer	ES Total Costs	SWT Lump Sum Costs
		\$ 187.00	\$160.00	\$ 135.00	\$ 110.00	\$ 75.00		
1ST PHASE TASKS								
TASKS PERFORMED BY CITY								
	Topographic Survey of Phase III							
	Phase III Surcharge							
	Surveys/ settlement benchmarks and settlement monitoring							
	Additional probe/ well monitoring, as needed, during surcharging							
TASKS PERFORMED BY ES								
Pre-Surcharge Tasks								
	Review Survey Map by the City and Update Site Maps	2			2	8	\$ 1,194.00	
	Review Foundation Soil and Surcharge Stockpile Grading/Drainge Plans for Top Deck Prepared by SWT	10			2	8	\$ 2,690.00	
	Review Plan and Details for Stormwater Conveyence System Prepared by SWT	10				8	\$ 2,470.00	
Settlement Monitoring Data								
	Review Settlement Data Provided by the City	12					\$ 2,244.00	
Environmental Compliance Systems Monitoring and Enhancement								
	Review/ Evaluate Well/ Probe data	12			2		\$ 2,464.00	
	Well Design/ System Enhancement/ Migration Control	10			4	12	\$ 3,210.00	
	Specifications	4				6	\$ 1,198.00	
	Well Permits Applications	1			5		\$ 737.00	
	Onsite Geologist for Well Installations/ Connections	10		60			\$ 9,970.00	
Preliminary JTD Preparation								
	Prepare Preliminary Updated JTD	8	24	24	10	16	\$ 10,876.00	
Project Management, Coordination, Meetings, Site Visits and Agency Correpondense								
	Project Management and Coordination	40					\$ 7,480.00	
	Meetings/ Calls (10 each 2 hours)	20					\$ 3,740.00	
	Site Visit (2 one day each)	16					\$ 2,992.00	
	Estimated Travel Costs						\$ 2,000.00	
ES Total Cost							\$ 53,265.00	
TASKS PERFORMED BY SWT								
	Engineering Support and Response to Agency Comments							\$ 8,532.00
	Additional Response to Agency Comments							\$ 2,337.00
	Foundation Soil and Surcharge Stockpile Grading/Drainge Plans for Top Deck							\$ 18,148.00
	Prepare Plan and Details for Stormwater Conveyence System							\$ 8,917.00
	Project Coordination/ Meetings/ Administration							\$ 5,397.00
	Estimated Travel Costs							\$ 2,000.00
SWT Total Cost							\$ 45,331.00	
Total Project Cost for Phase 1 of WCSL Phase III Closure							\$ 98,596.00	
Notes: Estimated Costs are Subject to the conditions and limitations stated in the proposal. * Refer to SWT Proposal (Attached) for detailed task descriptions Travel and other reimbusable expenses will charged at cost plus 15%.								

ATTACHMENT B – SWT PROPOSAL



September 18, 2020

PN 20-1757

Farideh Kia, PG, CHG, CEM
Senior Manager
ES Engineering Services LLC, A Subsidiary of Montrose Environmental
1 Park Plaza, Suite 1000
Irvine, CA 92614

**RE: PROPOSAL TO PROVIDE ENGINEERING SERVICES FOR THE FINAL CLOSURE PLAN
PERMITTING AND FOUNDATION/SURCHARGE GRADING PLANS FOR THE PHASE III
CLOSURE AT THE WATSONVILLE LANDFILL**

Dear Ms. Kia:

SWT Engineering (SWT) is pleased to present this scope of work and fee estimate to ES Engineering Services LLC (ES) to provide engineering services for the Final Closure Plan Permitting and the Phase III Foundation/Surcharge Stockpile Grading Plans at the Watsonville Landfill.

SCOPE OF WORK

TASK 1.0 ENGINEERING SUPPORT SERVICES AND RESPONSE TO AGENCY COMMENTS

- ◆ Respond to CalRecycle review comments regarding the construction drawings/plans.
- ◆ Assist the City of Watsonville (City) and Consultant with response to comments from CalRecycle review on the text document.
- ◆ Update the Phase III Final Closure Construction Drawings; in particular, the final grading plan per the City's request and revisions.
- ◆ Update technical studies including the hydrology analysis associated with the revised final grading plan.
- ◆ Respond to Phase III FCP Regional Water Quality Control Board and LEA comments, as necessary.
- ◆ Additional meetings by phone or in person, as requested.

TASK 2.0 ADDITIONAL RESPONSE TO AGENCY COMMENTS

- ◆ Respond to CalRecycle review comments regarding LFG Cover Construction Phasing Plan.
- ◆ Provide LFG Construction Phasing Plan.
- ◆ Provide Cost Estimate for each Phase of LFG during Cover Construction
- ◆ Ongoing coordination with the City and Consultant.
- ◆ Additional meetings by phone or in person, as requested.

**RE: PROPOSAL TO PROVIDE ENGINEERING SERVICES FOR FINAL CLOSURE PLAN PERMITTING AND
FOUNDATION/SURCHARGE GRADING PLANS FOR THE PHASE III CLOSURE AT THE WATSONVILLE LANDFILL**

September 18, 2020
Page 2

**TASK 3.0 FOUNDATION SOIL AND SURCHARGE STOCKPILE GRADING/DRAINAGE
PLANS FOR TOP DECK**

Grading plans will be developed to place additional foundation material and a surcharge stockpile on the Phase III top deck. It is assumed that the City will be placing the foundation/surcharge fills, drainage improvements, and other miscellaneous improvements as described in the grading plans and detail sheets (will not be a Public Works Bid). SWT intends to develop the grading plans using the new aerial topography provided by the City, this new aerial will be taken after the City ceases accepting waste.

Established foundation grades, at the minimum required slope gradient (typically 3% min), will be based on final refuse configuration at waste acceptance closure date. The conceptual grading plan (from the Phase III Closure Plan) will need to be adjusted based on the new aerial topography to give the City a top deck plan that will necessitate future needs and provide a current cost-effective plan. Additionally, the conceptual configuration of the top deck may need to be adjusted based on where filling operations stopped at the Phase III Top Deck. That will become the foundation layer for the gas collection strips and HDPE-material membrane cap (future). SWT will ensure a 2-foot minimum (including interim cover) top deck foundation soil is developed. A marker, typically a litter/orange safety fence, will be placed on top of established foundation grades. Markers can be placed so subsequent removal of the surcharge stockpile above (prior to final closure cap) can be conducted while maintaining the top deck foundation material for final closure after the settlement period which presents a cost savings to the Closure Cap work (later phases).

SWT will develop a surcharge stockpile grading plan to be placed on top of the foundation layer and marker. It is assumed this surcharge stockpile will be approximately 10-12' in height, dependent on available working space at top deck, and will be developed to drain positively to existing or new drainage conveyance systems. Surcharged stockpile grades, at the minimum required slope gradient (typically 3% min), will be based on final refuse configuration at waste acceptance closure date.

The grading plan drawings will include the following sheets:

- ◆ Foundation Grading Plan
- ◆ Surcharge Stockpile Grading and Drainage Plan

TASK 4.0 PREPARE PLAN AND DETAILS FOR STORMWATER CONVEYANCE SYSTEM

SWT will utilize the information developed in Task 3 to design down drains, drainage berms, berm inlet structures, and other miscellaneous drainage improvements:

- ◆ Extend existing stormwater conveyance systems to surcharge stockpile grades;
- ◆ Improve existing stormwater conveyance systems, as necessary;
- ◆ Develop top deck (surcharge stockpile) perimeter berm with one or two berm inlet structures to be connected to extended conveyance systems;

Z:\Proposals\Watsonville\Phase III Closure\PN 20-1757 Phase 1\PN 20-1757_Watsonville_Phase III
Closure_Phase 1.Doc



RE: PROPOSAL TO PROVIDE ENGINEERING SERVICES FOR FINAL CLOSURE PLAN PERMITTING AND FOUNDATION/SURCHARGE GRADING PLANS FOR THE PHASE III CLOSURE AT THE WATSONVILLE LANDFILL

September 18, 2020

Page 3

◆ Detail Sheet.

TASK 5.0 PROJECT COORDINATION/MEETINGS/ADMINISTRATION

The SWT Project Manager will provide general administration of the contract, track budget performance, document scope changes, provide ES 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/ES.

FEE ESTIMATE

The estimated cost to perform the scope of work is \$43,371. A detailed breakdown by task is provided below and in the attached fee estimate table.

Task 1.0	Engineering Support Services and Response to Agency Comments	\$8,532
Task 2.0	Additional Response to Agency Comments.....	\$2,337
Task 3.0	Foundation Soil and Surcharge Stockpile Grading/Drainage Plans	\$18,148
Task 4.0	Prepare Plan and Details for Stormwater Conveyance System.....	\$8,917
Task 5.0	Project Coordination/Meetings/Administration.....	<u>\$5,397</u>
Total Fee Estimate		\$43,371

Fee estimate is for budget purposes only and all work performed will be invoiced on a time-and-materials not-to-exceed basis, based on actual staff providing the service, using the rates on our current rate schedule.

Reimbursable charges (reproduction, computer, phone, courier charges, and miscellaneous in-house expenses.) are invoiced at 5 percent of total labor charges, not requiring a breakdown. Other reimbursable charges (i.e., airfare, hotels, meals at per diem State rate, and other outside expenses) will be invoiced cost plus 15 percent.

SWT appreciates the opportunity to present this proposal and looks forward assisting Montrose in the completion of this important project. Should there be any questions or if you require further clarification, please do not hesitate to contact me at (909) 390-1328 or via email at mac@swteng.com.

Sincerely,



Michael A. Cullinane, P.E.
President

Enclosure – Authorization and Rate Schedule
Attachment – Fee Estimate Table

Z:\Proposals\Watsonville\Phase III Closure\PN 20-1757 Phase 1\PN 20-1757_Watsonville_Phase III Closure_Phase 1.Doc



RE: PROPOSAL TO PROVIDE ENGINEERING SERVICES FOR FINAL CLOSURE PLAN PERMITTING AND
FOUNDATION/SURCHARGE GRADING PLANS FOR THE PHASE III CLOSURE AT THE WATSONVILLE LANDFILL

September 18, 2020
Page 4

AUTHORIZATION

DESIGNATED REPRESENTATIVE:

ES Engineering Services LLC

By: _____

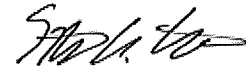
Farideh Kia

Senior Manager

CONTRACTOR:

SWT Engineering, Inc.

By: _____



Authorized Representative

Name: Michael A. Cullinane, P.E.

Title: Principal



FEE SCHEDULE-2020

<u>Staff Classification</u>	<u>Hourly Rate</u>
Clerk	\$64
Technician.....	\$76
CADD Operator	\$98
Planner I.....	\$98
Administrative Assistant	\$98
Engineering Technician.....	\$98
Planner II.....	\$114
Engineer I.....	\$122
Project Coordinator	\$130
Engineer II/Designer.....	\$146
Engineer III/Senior Scientist	\$164
Construction Manager	\$164
Senior Planner.....	\$165
Project Engineer/Scientist.....	\$178
Project Manager.....	\$204
Principal Planner	\$242
Principal Engineer	\$242
Principal	\$254

Overtime premium, if appropriate, will be invoiced at 50 percent of above rates.

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

Other reimbursable charges are invoiced as follows:

Mileage	Federal Rate
Vehicle	\$64\Day
Subconsultants/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).....	\$500/credit

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, 2020

FEE ESTIMATE

FINAL CLOSURE PLAN PERMITTING AND FOUNDATION/SURCHARGE GRADING PLANS FOR THE PHASE III CLOSURE

Watsonville Landfill, Watsonville, California

	Principal	Sr Planner	Project Engineer	Engineer II	CADD Technician	Project Coord	TOTAL LABOR	Expenses*	ESTIMATED FEE
Hourly Rate	\$254	\$165	\$178	\$146	\$76	\$130			
Task 1 – Engineering Support Services and Response to Agency Comments	8	4		28	16	1	\$8,126	\$406	\$8,532
Task 2 – Additional Response to Agency Comments	2	2	4	4		1	\$2,264	\$113	\$2,377
Task 3 – Foundation Soil and Surcharge Stockpile Grading/Drainage Plans for Top Deck	4		64	16	30	2	\$17,284	\$864	\$18,148
Task 4 – Prepare Plan and Details for Stormwater Conveyance System	4		24	16	8	2	\$8,492	\$425	\$8,917
Task 5 – Project Coordination, Meetings, and Administration	8		16			2	\$5,140	\$257	\$5,397
TOTAL HOURS	26	6	108	64	54	8			
ESTIMATED FEE	\$6,604	\$990	\$19,224	\$9,344	\$4,104	\$1,040	\$41,306	\$2,065	\$43,371

*Reimbursable expenses (i.e., reproduction, courier charges, miscellaneous in-house expenses, etc.) will be invoiced at 5 percent of total labor charges not requiring specific breakdown. Out-of-pocket expenses (travel, subconsultants, etc.) will be invoiced at cost plus 15 percent per our current rate schedule.

**City of Watsonville
City Manager's Office**

M E M O R A N D U M



DATE: November 5, 2020

TO: Matthew D. Huffaker, City Manager

FROM: Tamara Vides, Assistant City Manager
Raunel Zavala, Administrative Analyst

SUBJECT: Resolution authorizing the City Manager to accept and appropriate a \$15,000 CARES Act Grant on behalf of the Watsonville Campesino Appreciation Caravan and a \$5,000 Grant to the City of Watsonville from the Community Health Trust of Pajaro Valley

AGENDA ITEM: November 10, 2020

City Council

RECOMMENDATION:

Staff recommends that the Council accept and appropriate a \$15,000 CARES Act grant on behalf of the Watsonville Campesino Appreciation Caravan (WCAC) and a \$5,000 CARES Act grant to the City of Watsonville from the Community Health Trust of Pájaro Valley to support COVID-19 messaging efforts in south County and authorize the City Manager to sign and execute all contracts related to these grants.

DISCUSSION:

The Community Health Trust of Pájaro Valley was selected as the local distributor of CARES Act Grants in Santa Cruz County. These grants are in support of COVID-19 messaging efforts in our community conducted by organizations, collaboratives, and individuals working in our community. Grant applications were due October 9, and may be used to offset past, current, and ongoing messaging efforts, from July 1st, 2020 to December 15, 2020, to expend funds.

The City submitted two applications: one on behalf of the Watsonville Campesino Appreciation Caravan and another to continue to support communication efforts by the City related to COVID-19.

Grant to Fund Watsonville Campesino Appreciation Caravan (WCAC) COVID-19 Communication Efforts:

Agricultural workers represent a large portion of the City's population and they are the most vulnerable population to COVID-19 in our County. Due to impacted housing conditions,

work conditions where social distancing is difficult to do, lack of medical insurance and the fear to seek out assistance because of legal status, the farm worker population is a vulnerable target. On October 7, 2020, the Santa Cruz County COVID-19 dashboard showed that 62% of those affected by COVID-19 County wide were hispanic/latino and 57% of total County cases were in Watsonville. The data is clear; communities like Watsonville have been disproportionately affected by the pandemic.

The funds from this grant will support and augment the Caravan's capacity to support COVID-19 outreach amongst the vulnerable group of agricultural workers. Outreach efforts include developing and producing digital educational media and written content to provide COVID-19 safety information to farm workers, direct interaction at local farms while taking all the necessary precautions, purchasing and distributing PPE while promoting the use of PPE and good hygiene.

This grant will support a unique outreach effort at the fields. Teatro Campesino artists will bring culturally relevant Spanish skits to the fields. The focus of this outreach effort will be centered on COVID-19 safety around upcoming holiday celebrations.

Grant to Fund City of Watsonville COVID-19 Communication Efforts:

In addition, the City will also continue to develop and produce COVID-19 educational content for distribution through our social media platforms, expand our outlets to include more direct and specific contact with the creation of new handouts and posters to distribute through various local businesses and at local events and distribute PPE along with hand sanitizer.

Our community is one of the most vulnerable to COVID-19. We need to continue working to help educate all our residents how to stay safe, particularly during the holiday season.

STRATEGIC PLAN:

The recommended action is consistent with the policies and goals of the City's strategic plan to engage community stakeholders and residents to create a more vibrant, engaged and thriving City.

FINANCIAL IMPACT:

The WCAC will receive \$15,000 and the City will receive \$5,000 to augment the resources available for communication efforts to reduce the spread COVID-19 messaging through South County. These grants shall be appropriated to the special grants fund 0260.

ALTERNATIVES:

The Council may choose not to authorize the acceptance of the grants.

ATTACHMENTS:

- 1) Award Letter from PV Health Trust – COVID Messaging Project
- 2) Award Letter from PV Health Trust – Campesino Caravan
- 3) Grant Award Contract

cc: City Attorney



October 19, 2020

Tamara Vides
City of Watsonville
275 Main St. Suite 400,
Watsonville, CA 95076

Dear Tamara:

We are pleased to inform you that the CARES Act Grant Committee of the Community Health Trust of Pajaro Valley has approved your request to receive funding in the amount of \$5,000 in support of your COVID-19 messaging project.

In order to receive payment, please ensure that the appropriate person signs, dates, and returns your AWARD CONTRACT along with the requested attachment (W-9 tax form) via email to grants@pvhealthtrust.org.

Please note the term and reporting requirements for this grant as described in the Award Contract. We ask that you inform us of any changes important to the administration of the grant, any difficulties in making use of the funding for the purposes described in the grant contract, or any grant funds that cannot be expended in the time period set forth in the grant contract.

We extend our best wishes and gratitude to you for your continued efforts amid the COVID-19 pandemic and look forward to hearing about your accomplishments. If you have any questions, please contact Annie Puckett, CHT Program Manager, at apuckett@pvhealthtrust.org.

Sincerely,

A handwritten signature in black ink, appearing to read "DeAndre' James".

DeAndre' James
Executive Director, Community Health Trust of Pajaro Valley



October 19, 2020

Tamara Vides
Watsonville Campesino Appreciation Caravan C/O City of Watsonville
275 Main St. Suite 400
Watsonville, CA 95076

Dear Tamara:

We are pleased to inform you that the CARES Act Grant Committee of the Community Health Trust of Pajaro Valley has approved your request to receive funding in the amount of \$15,000 in support of your COVID-19 messaging project.

In order to receive payment, please ensure that the appropriate person signs, dates, and returns your AWARD CONTRACT along with the requested attachment (W-9 tax form) via email to grants@pvhealthtrust.org.

Please note the term and reporting requirements for this grant as described in the Award Contract. We ask that you inform us of any changes important to the administration of the grant, any difficulties in making use of the funding for the purposes described in the grant contract, or any grant funds that cannot be expended in the time period set forth in the grant contract.

We extend our best wishes and gratitude to you for your continued efforts amid the COVID-19 pandemic and look forward to hearing about your accomplishments. If you have any questions, please contact Annie Puckett, CHT Program Manager, at apuckett@pvhealthtrust.org.

Sincerely,

A handwritten signature in black ink, appearing to read "DeAndre' James".

DeAndre' James
Executive Director, Community Health Trust of Pajaro Valley



Awardee Agreement

Federal Coronavirus Relief Funds

This grant is made by the **Community Health Trust of Pajaro Valley** on behalf of the **County of Santa Cruz. The Federal Coronavirus Relief Funds (CRF) will be specifically used to support COVID-19 messaging efforts in Santa Cruz County, as outlined in the grant proposal. The term of this grant is July 1, 2020 through December 15, 2020 to expend funds.** Grant award is subject to the following terms and conditions:

- A. Awardee must submit a completed W-9 tax form to Community Health Trust of Pajaro Valley to receive payment.
- B. Awardee and/or its fiscal sponsor agrees to utilize the grant's proceeds only to support COVID-19 messaging efforts in Santa Cruz County and will inform the Health Trust immediately of any changes to messaging efforts as outlined in the grant proposal.
- C. Awardee will provide records of activities as described in the grant proposal and as requested by the Health Trust and outlined in the **award letter**. Awardee will maintain books and records as required in compliance with applicable Federal, State and local rules and regulations and be prepared to make such books and records available to the Health Trust if requested.
- D. Awardee agrees to make available all reports, studies, information, data, statistics, forms, designs, plans procedures, systems, and any other materials or properties produced under this contract for use by Community Health Trust of Pajaro Valley and/or County of Santa Cruz.
- E. This grant is earmarked for the purposes outlined in the grant proposal only. It is not earmarked for transmittal to any other entity or person. Awardee agrees to inform the Health Trust immediately and submit a modification form for approval if they are unable to perform on any aspect of the grant contract activities as outlined in the proposal. Use of these funds for any purpose other than set forth in the grant proposal and/or failure to report changes immediately or to perform on the contract outcomes may result in forfeiture of part or the full grant amount.
- F. Awardee must not use any portion of these grant funds to carry on propaganda or to other wise attempt to influence specific legislation, either by direct or grassroots lobbying, nor to influence the outcome of any specific voter registration drive, nor to make grants to individuals on a non-objective basis, nor to use the funds for any non-charitable purpose.
- G. Awardee agrees to indemnify and hold harmless the Community Health Trust of Pajaro Valley for all liability relating to this grant and the activities thereof.

Awardee's signature below constitutes agreement to the terms and conditions set forth above. Grant funds will be allocated after this contract is fully executed and returned to Community Health Trust with the requested W-9 documents.

Authorized Representative's Signature: _____

Print Name _____ Date: _____

Organization Name (If Applicable): _____

W-9 Attached (Check one): YES ☐ NO ☐

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING THE \$15,000 CARES ACT GRANT FROM THE COMMUNITY HEALTH TRUST OF PAJARO VALLEY ON BEHALF OF THE WATSONVILLE CAMPESINO APPRECIATION CARAVAN TO SUPPORT COVID-19 OUTREACH AMONG AGRICULTURAL WORKERS; AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS; AND APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND

WHEREAS, the City of Watsonville was awarded a \$15,000 CARES Act grant from the Community Health Trust of Pájaro Valley on behalf of the Watsonville Campesino Appreciation Caravan to support COVID-19 outreach among agricultural workers.

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

1. That the \$15,000 CARES Act grant from the Community Health Trust of Pájaro Valley on behalf of the Watsonville Campesino Appreciation Caravan is hereby accepted.
2. That the City Manager is hereby authorized and directed to execute in the name of the City of Watsonville, any and all documents required by the Grantor including any extensions or amendments thereof in order to implement this agreement.
3. That the \$15,000 grant is hereby appropriated to the Special Grants Fund [0260].

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING THE \$5,000 CARES ACT GRANT FROM THE COMMUNITY HEALTH TRUST OF PAJARO VALLEY TO SUPPORT COVID-19 MESSAGING EFFORTS IN SOUTH COUNTY; AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS; AND APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND

WHEREAS, the City of Watsonville was awarded a \$5,000 CARES Act grant from the Community Health Trust of Pájaro Valley to support COVID-19 messaging efforts in south county.

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

1. That the \$5,000 CARES Act grant from the Community Health Trust of Pájaro Valley is hereby accepted.
2. That the City Manager is hereby authorized and directed to execute in the name of the City of Watsonville, any and all documents required by the Grantor including any extensions or amendments thereof in order to implement this agreement.
3. That the \$5,000 grant is hereby appropriated to the Special Grants Fund [0260].

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE FORMALLY APOLOGIZING FOR THE ACTIONS TAKEN BY THE CITY'S RESIDENTS AGAINST THE FILIPINOS IN WATSONVILLE, PARTICULARLY IN THE 1920S AND 1930S, AND COMMENDING THESE FILIPINO NATIONALS AND THEIR CHILDREN, THE FILIPINO AMERICANS FOR THEIR NOTABLE ACCOMPLISHMENTS AND CONTRIBUTIONS TO THE PÁJARO VALLEY

WHEREAS, the United States having colonized the Philippines Islands in 1898, Filipinos were American Nationals from 1898 to 1935; and

WHEREAS, as Carlos Bulosan wrote in his book, America is in the Heart, the United States sent farm and fishing labor contractors to the Philippines Islands to recruit and contract with young Filipino male nationals to come to the United States to provide physical labor in Hawaii and California in the 1920s and 1930s; and

WHEREAS, thousands of young Filipino male nationals came to reside in the Pájaro Valley in the 1920s and 1930, in order to work to help their families left in the Philippines and by their manual and intellectual labor, they assisted in developing the agricultural and material wealth of the Pájaro Valley; and

WHEREAS, during this period, 1920 to 1950, there existed numerous governmental policies and laws that unjustly targeted the Filipino Nationals, including school segregation and anti-miscegenation Anti-Asian Land laws, tight quotas on Filipino immigration, even though the Philippines was under the sovereignty of the United States until the end of World War II in 1946; and

WHEREAS, locally, in Santa Cruz and Monterey County, Filipino male nationals faced discrimination and racism, until in 1930, racial tensions boiled over and led to the

infamous “Watsonville Anti-Filipino riots” of 1930, which resulted in violence against hundreds of Filipinos and the terrible death of Filipino laborer Fermin Tobera; and

WHEREAS, these Anti Filipino riots soon spread to other cities including Salinas, San Jose, San Francisco, and Stockton; and

WHEREAS, the City of Watsonville has not acknowledged this terrible historic chapter in the City's timeline for ninety years; and

WHEREAS, the Watsonville City Council will finally act to sharply repudiate the shameful treatment Filipinos received, particularly in the 1920s and 1930s, in Watsonville and in Santa Cruz County; and

WHEREAS, the City of Watsonville would like to formally apologize for the actions taken by the City's residents and formally recognize the great contributions made by the Filipino American Community of the Pájaro Valley, including indelible contributions to the history of Watsonville, the state of California and the United States that include, but are not limited to, organizing the first Asian labor unions in the US, serving honorably in the Armed Forces, fighting for the United States in many foreign wars, co-organizing the United Farm Workers, and advocating for civil rights; and

WHEREAS, the majority of these Filipino nationals, many of who became naturalized United States citizens and continued to live in Watsonville and the Pájaro Valley, and they left thousands of descendants, many of who still live in the Pájaro Valley; and

WHEREAS, celebrating the great contributions of these Filipino nationals and their Filipino American children, provides the City of Watsonville with an opportunity to recognize the achievements, contributions, and history of these Filipino nationals and

their children, the Filipino Americans, including endured hardships, including unjust working conditions, prejudice, and discrimination in our state's and nation's history.

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

1. That the City Council, now after ninety years, formally apologize for the actions taken by the City's residents against the Filipinos in Watsonville, particularly in the 1920s and 1930s in Watsonville and commending these Filipino Nationals and their children, the Filipino Americans for their notable accomplishments and contributions to the Pájaro Valley.

2. That the City Clerk is hereby directed to transmit copies of this resolution to the Filipino American Community for appropriate distribution.

City of Watsonville
Community Development Department



M E M O R A N D U M

DATE: November 5, 2020

TO: Matthew D. Huffaker, City Manager

FROM: Suzi Merriam, Community Development Director
Carlos Landaverry, Housing Manager

SUBJECT: Appropriation of \$1,000,000 from the Successor Agency Housing Fund to Eden Housing to assist in the construction of a 53-unit multi-family affordable housing development at 1482 Freedom Boulevard

AGENDA ITEM: November 10, 2020 Successor Housing Agency/City Council

RECOMMENDATION

It is recommended that the Successor Housing Agency/Council adopt a resolution appropriating \$1,000,000 from the Successor Agency Housing Fund and authorizing the City Manager to execute loan documents in the same amount with Eden Housing for the construction of 53 affordable apartment units at 1482 Freedom Boulevard, contingent on the approval of project entitlements.

BACKGROUND

Background: The City's Housing Division is tasked with reviewing loan requests by non-profit housing developers to assist with the cost of developing affordable housing units in the City. The City currently has two main funding sources in which to provide loans for affordable housing developments. These are the Successor Agency Housing Fund and the Inclusionary Housing Fund. The Successor Agency Housing Fund is funded from repayment of past loans. The Inclusionary Housing Fund is funded from developer paid in-lieu affordable housing fees on new construction per Watsonville Municipal Code (WMC) Chapter 14-46.070 (Affordable housing in-lieu fees).

DISCUSSION

The Inclusionary Housing Fund has a balance of approximately \$800,000, and the Successor Agency Housing Fund has a balance of approximately \$2.9 million. In addition, it is estimated that based on the funding measures and bills passed by the State in recent years, additional money for affordable housing may be made available to the City in the next few years. The City recently loaned \$2.3 million to MidPen Housing Corporation for the construction of 72 affordable apartment units at 139-161 Miles Lane and 201 Kimberly Lane. Prior to that, the City had not made a substantial loan to a non-profit housing

development since the Pippin Apartments in 2014, which was a loan for \$1 million for the construction of 21 affordable units.

The Successor Agency Housing Fund's current balance is expected to grow as outstanding obligations are repaid. Because of the Successor Agency's restrictive affordability requirements, only certain projects may use these funds. Providing assistance from the Successor Agency Housing Fund to Eden Housing for this Project would not only fulfill the Agency's purpose and legal requirements in providing units at lower affordable levels, but also reduce the Fund's surplus that would otherwise be required to be returned to the State. The loan terms would be consistent with similar Agency loans in that the loan will be subordinate to all other permanent financing and repayment will be based on a pro rata share of residual receipts (income after expenses) at zero percent interest.

Staff proposes that the Council appropriate \$1,000,000 from the Successor Agency Housing Fund for this loan to Eden Housing help pay to construct 53 affordable apartment units at 1482 Freedom Boulevard.

STRATEGIC PLAN

The purpose of the City's 2018-2020 Strategic Plan is to help the City prioritize its efforts, allocating both fiscal and human resources to achieve a shared vision and goals. The 2018-20 Strategic Plan identifies six goals, concerning housing, fiscal health, infrastructure and environment, economic development, community engagement and well-being, and public safety.

The commitment of funds from the Successor Agency Housing Fund to assist in the development of 53 affordable housing units directly addresses the priority to provide more affordable housing units for the community.

FINANCIAL IMPACT

Funding for the project would be taken from the City's Successor Agency Housing Fund, and will be paid back over a 30-year period. This fund is incrementally replenished through loan payments. Appropriation shall be from account 0204-368-7367.

ALTERNATIVES

The City Council could choose not to commit funds to Eden Housing at this time or could modify the proposed amount and/or terms of the loan.

ATTACHMENTS

None

cc: City Attorney

RESOLUTION NO. _____ (CM)
RESOLUTION NO. _____ (SHA)

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AND THE CITY COUNCIL IN ITS CAPACITY AS THE SUCCESSOR TO THE HOUSING ASSETS AND FUNCTIONS OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE (1) APPROVING A FUNDING COMMITMENT IN THE AMOUNT OF \$1,000,000 TO EDEN HOUSING, INC., A CORPORATION, TO ASSIST IN THE CONSTRUCTION OF A 53-UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 1482 FREEDOM BOULEVARD (APN: 019-226-41) WATSONVILLE, CALIFORNIA, CONTINGENT UPON THE APPROVAL OF PROJECT ENTITLEMENTS; (2) AUTHORIZING AND DIRECTING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LOAN AGREEMENT WHICH WILL CONTAIN TERMS OF THE USE OF THE LOAN FOR THE PROJECT; AND (3) AUTHORIZING A BUDGET APPROPRIATION OF \$1,000,000 FROM THE CITY'S SUCCESSOR HOUSING AGENCY FUND

BE IT RESOLVED BY THE CITY COUNCIL AND THE CITY COUNCIL IN ITS CAPACITY AS THE SUCCESSOR TO THE HOUSING ASSETS AND FUNCTIONS OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. That the City Council hereby approves a funding commitment in the amount of \$1,000,000 to Eden Housing, Inc., a corporation, in which they will participate, for the construction of a 53-unit multi-family affordable housing development, located at 1482 Freedom Boulevard (APN: 019-226-41) Watsonville, California, contingent upon the approval of project entitlements.

2. That the Council authorizes and directs the City Manager to negotiate and execute a Loan Agreement with Eden Housing, Inc., in which they will participate, in the amount of \$1,000,000 which will contain terms requiring Eden Housing, Inc., to construct the project, in a form developed and approved by the City Attorney to fund the construction of a 53-unit multi-family affordable housing development located at 1482

Freedom Boulevard (APN: 019-226-41) Watsonville, California, and all related documents necessary for the implementation of the Agreement for and on behalf of the City of Watsonville.

3. That the budget appropriation of \$1,000,000 from the City's Successor Housing Agency Fund is hereby authorized.

4. That the City hereby directs the City Manager to incorporate the Loan Agreement to this resolution.



City Council <citycouncil@cityofwatsonville.org>

Support for Proposed 1482 Freedom Blvd Project, Consent Agenda Item 7- F

Rafael Hernandez <rhernandez@mbep.biz>
To: citycouncil@cityofwatsonville.org

Mon, Nov 9, 2020 at 11:16 PM

Hello,

Please see the attached letter of support for the proposed [1482 Freedom Blvd](#) housing project. (The text of the letter appears below.)

For Consent Agenda Item 7-F:

JOINT RESOLUTION OF SUCCESSOR HOUSING AGENCY/COUNCIL (1) APPROVING A FUNDING COMMITMENT IN THE AMOUNT OF \$1,000,000 TO EDEN HOUSING, INC., TO ASSIST IN THE CONSTRUCTION OF A 53-UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT LOCATED AT [1482 FREEDOM BOULEVARD](#) CONTINGENT UPON THE APPROVAL OF PROJECT ENTITLEMENTS; (2) AUTHORIZING AND DIRECTING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LOAN AGREEMENT WHICH WILL CONTAIN TERMS OF THE USE OF THE LOAN FOR THE PROJECT; & (3) AUTHORIZING A BUDGET APPROPRIATION OF \$1,000,000 FROM THE CITY'S SUCCESSOR HOUSING AGENCY FUND

Thank you very much for your consideration.

Very kind regards,
Rafael

Rafael Hernandez, MPA

Housing Associate

818.795.5612

Monterey Bay Economic Partnership

*Celebrating 5 years of making an
impact in the Monterey Bay region*



Lead. Impact. Thrive.

Watch our [video](#) to learn more

Sign up for [Action Alerts](#)

Dear Mayor Garcia and Watsonville City Councilmembers,

The Monterey Bay Economic Partnership (MBEP) was founded in 2015 and consists of over 80 public, private and civic entities located throughout Monterey, San Benito and Santa Cruz counties with a mission to improve the economic health and quality of life in the Monterey Bay region. Our Housing initiative consists of a broad coalition of community members, local employers, and organizations to advocate for and catalyze an increase in housing of all types and income levels in the region.

In October 2020, Eden Housing requested MBEP support for their proposed affordable housing development. We evaluated the project including receiving input from regional housing leaders and the MBEP Board Executive Committee before approving the development for our endorsement. The proposed [1482 Freedom Blvd](#) project answers a critical need for housing in the community. The project consists of 52 one, two, and three-bedroom affordable apartment units which target section 8 voucher holders, farmworkers and disabled individuals. It has an affordability range of 25% to 50% AMI. The new apartments will meet high environmental standards including energy efficiency and production using solar panels.

MBEP's Housing Initiative supports the construction of housing in our region at all types and income levels in appropriate locations near existing jobs, transit and services. Additionally, MBEP's Climate Change Initiative advocates for the construction of transit-oriented housing developments and climate-resilient infrastructure. [1482 Freedom Blvd](#) is in alignment with our housing production and climate change resiliency goals.

MBEP supports City staff recommendations to approve the funding commitment of \$1,000,000 to Eden Housing. Eden Housing is a highly reputable non profit housing development organization with over 40 years of experience developing high quality affordable rental communities. The City Council has an opportunity to expand access to housing for Watsonville residents with this project. Please vote to approve this funding.

Thank you for your consideration.

Sincerely



Kate Roberts
President & CEO



Support Letter to City Council for 1482 Freedom Blvd_Item 7F_111020 .pdf

167K

City of Watsonville
Community Development Department



M E M O R A N D U M

DATE: November 5, 2020

TO: Matthew D. Huffaker, City Manager

FROM: Suzi Merriam, Community Development Director
Carlos Landaverry, Housing Manager

SUBJECT: Public Hearing and Resolution Authorizing Submittal of the Community Development Block Grant Consolidated Plan for Fiscal Years 2020-2024, the Annual 2020-2021 Action Plan, and Substantial Amendment to the 2019-2020 Action Plan to the U.S. Department of Housing and Urban Development

AGENDA ITEM: November 10, 2020 City Council

RECOMMENDATION:

It is recommended that the City Council, following a public hearing, approve the submittal of the Community Development Block Grant (CDBG) Consolidated Plan and Annual Action Plans, which govern the use of CDBG funds, to the United States Department of Housing and Urban Development (HUD) as follows:

1. By Resolution authorize the City Manager to submit a Substantial Amendment to the 2019-2020 Action Plan;
2. By Resolution authorize the City Manager to submit the Consolidated Plan for Fiscal Years July 1, 2020, through June 30, 2024, and the Annual 2020-2021 Action Plan.

BACKGROUND:

In order to qualify for CDBG Block Grant entitlement funding from the U. S. Department of Housing and Urban Development, the City is required to adopt a five-year Consolidated Plan for HUD approval and to annually submit an Action Plan outlining the uses for funds for each specific year. The City's current five-year Consolidated Plan, which was approved by HUD in 2015, covered the program period from 2015-2019 (HUD program years are equal to the City's fiscal years). The new Consolidated Plan will cover the period between July 1, 2020 and June 30, 2024.

Consolidated Plan. The Five-Year Consolidated Plan is the document submitted to the U.S. Department of Housing and Urban Development (HUD) that serves as the planning guide for entitlements funded under the Community Planning and Development (CPD) formula, including grant programs.

The Five-Year Consolidated Plan provides an assessment of the City's housing and community development needs; a strategic plan for addressing these needs; and a specific one-year Action Plan (2020-2021) for the use of the U.S. Department of Housing and Urban Development grants funds.

2019-2020 Action Plan. The 2019-2020 Action Plan, adopted by City Council on May 14, 2019, requires a Substantial Amendment because the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) allocation from Congress has been distributed within the timelines of the 2019-2020 Action Plan.

CARES Act: On March 27th, 2020, Congress passed the CARES Act to support preparation for and response to the community impacts caused by the COVID-19 pandemic. In order to receive and distribute the CARES Act funding, the Council adopted a Substantial Amendment to the 2019-2020 Action Plan on April 28, 2020 which identified the distribution of \$443,984 in CARES Act funding.

In September 2020, the City was awarded an additional \$506,260 in CARES Act funding. In order to receive and distribute this funding, the City must adopt another Substantial Amendment to the 2019-2020 Action Plan.

DISCUSSION:

Amendments to the 2019-2020 Action Plan:

The amendment to the 2019-2020 Action Plan is necessary to facilitate the receipt and distribution of critical funding to assist in the response, prevention and recovery of the COVID-19 state of emergency. The City, as a HUD entitlement community, anticipates receiving an additional \$506,260 in the City's second round of CDBG dollars (CDBG-CV).

The Substantial Amendment to the 2019-2020 Annual Action Plan and the Citizen Participation Plan must be submitted to HUD for approval before the funds can be expended. The City's Citizen Participation Plan (CPP) describes the efforts that the City will take to encourage its residents to participate in developing these plans. It also provides the requirement for public process when a "substantial amendment" to the Annual Action Plan is proposed.

Additional CDBG-CV funds may only provide for the support and response to the community impacts of the pandemic, within the HUD/CDBG guidelines. However, HUD has indicated that local entitlement jurisdictions like Watsonville should prioritize housing subsistence programs that include provisions for rental and utilities assistance. The specific projects are addressed in the draft Amended Annual Action Plan.

Based on the latest direction from HUD and the local needs of low- and moderate-income Watsonville residents, staff is proposing the following activities as an amendment to the 2019-2020 Annual Action Plan:

Proposed Activities for CARES Act CDBG-CV Funds

Emergency Housing Subsistence (Rental and Utilities Assistance)	\$320,947
Food Distribution (Food Bank \$75,000 and Meals on Wheels \$85,000)	\$160,000
Administration and Planning (20% cap; proposed amount is 5%)	\$ 25, 313
Total	<hr/> \$506,260

2020-2024 Consolidated Plan

As an entitlement jurisdiction, HUD requires that the City prepare a Consolidated Plan every five years to foster a community-wide dialogue regarding the market environment and affordable housing and community development needs of the City. The City is also required to prepare an Annual Action Plan to report on the distribution of federal funding and a Consolidated Annual Performance Evaluation Report (CAPER) to identify the City's progress in meeting the goals discussed in the Consolidated Plan's Strategic Plan and Annual Action Plan.

To meet the community's needs, the Consolidated Plan is guided by the following goals:

- Affordable Housing – Providing safe, decent affordable housing for extremely low to moderate income households, code enforcement activities; increased affordable housing opportunities; preserving and increasing the affordable housing stock and supporting housing programs for the homeless, including emergency shelter, transitional and permanent housing programs, and homeless prevention.
- Economic Development – Provide opportunities to promote economic development and enhance housing stock by expanding economic opportunities through enhancement of downtown living areas and commercial/industrial environments through improvement programs.
- Public Services – Enhance public safety and suitable living environments by: 1) Supporting Crime prevention, code enforcement activities; increased affordable housing opportunities; and 2) By increasing supportive services to people with special needs, homeless persons, and low-income persons and families.
- Public Facilities – Enhance the community's image and living conditions by fostering improved infrastructure, and parks conditions to serve low and moderate income needs including continued improvements with public facilities rehabilitation and infrastructure reconstruction.

The overall nature of the Consolidated Plan is somewhat broad in order to provide for maximum flexibility, within the HUD/CDBG guidelines. The specific projects and funding are addressed in each annual Action Plan. Activities proposed in the Action Plan should help achieve the community's long-term goals and priorities identified in the City's Five-

Year Consolidated Plan, and at least 70% of CDBG expenditures must “principally benefit” low- and moderate-income persons.

Public Services and Planning and Administration have limits on the amount of funds that may be allocated toward these activities. Public services is capped at 15% of the entitlement amount plus estimated program income for the previous program year. Planning and Administration is capped at 20% of the entitlement amount and estimated program income.

2020-2021 Action Plan

The annual Action Plan estimates CDBG revenue and proposes specific projects for CDBG funding for the 2020-21 fiscal year, which are summarized below.

Estimated Revenue

CDBG Entitlement for Program Year 2020	\$754,732
Estimated Program Income receipts during Fiscal Year 2020-2021	\$80,000
Reallocated / Unanticipated Program Income	\$25,000
Total Anticipated to Be Available	859,732

Proposed Projects

Section 108 Loan Repayment – Civic Plaza Parking Structure	\$153,683
Youth Center Staffing (15% cap; proposed amount is 15%)	\$133,859
Code Enforcement	\$100,000
Program Administration (20% cap; proposed amount is 10%)	\$84,190
Micro/Small Business Assistance Program (El Pajaro CDC)	\$75,000
Fiber Optic (Callahan Park)	\$45,000
Parklets (DPW Pilot Program)	\$65,000
Senior Center Kitchen ADA & Other Imp Ph I	\$150,000
Davis Ave. Park Basketball Court Resurface	\$35,000
City Plaza New Waste Receptacle	\$18,000
Total Proposed Allocations	\$859,732

Contingency Projects

Contingency Project – In addition to the projects to be assisted with CDBG funds available, “contingency” projects (back-up activities) may be funded if sufficient additional CDBG program income and/or reprogrammed funds become available during the program year.

Franich Park Accessibility & Parking Lot Improvements	\$20,000
Marinovich Park Flag Pole Replacement	\$20,000
Ramsay Park Accessibility and Parking Lot Improvements	\$400,000
Senior Center Kitchen ADA & Other Improvements Ph II	\$150,000
Total	\$590,000

Public meetings were held January 28, 2020, February 24, 2020, October 12, 2020, and October 23, 2020, to solicit public comments on the use of CDBG funds, and a draft of the Action Plan was available for public review and comment beginning October 9, 2020.

STRATEGIC PLAN:

The purpose of the City of Watsonville's 2018-2020 Strategic Plan is to help the City prioritize its efforts, allocating both fiscal and human resources to achieve a shared vision and goals. The 2018-20 Strategic Plan identifies six goals, concerning housing, fiscal health, infrastructure and environment, economic development, community engagement and well-being, and public safety.

Projects proposed in the Action Plan for fiscal year 2020-21 are consistent with the City's goals for affordable housing, economic development, fiscal health, infrastructure and the environment, community engagement and well-being, and public safety.

FINANCIAL IMPACT:

The submission and approval of the Consolidated Plan for Fiscal Years July 1, 2020 to June 30, 2024, the Annual 2020-2021 Action Plan and amended 2019-2020 Action Plan will give the City access to its CDBG Entitlement of \$1,260,992.

ALTERNATIVES:

The City Council could direct staff to make changes to the Consolidated Plan for Fiscal Years July 1, 2020, through June 30, 2024, or to the Annual Action Plan.

ATTACHMENTS:

None.

cc: City Attorney

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING THE FIVE YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) CONSOLIDATED PLAN FOR JULY 1, 2020, THROUGH JUNE 30, 2024, WHICH INCLUDES THE 2020-2021 ANNUAL ACTION PLAN AND AUTHORIZING THE CITY MANAGER TO SUBMIT SAME TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, INCLUDING ANY AMENDMENTS THERETO, AND ALL REQUIRED DOCUMENTS

WHEREAS, the City of Watsonville ("City") has been designated an “Entitlement City” by the United States Department of Housing and Urban Development (“HUD”) which entitles the City to receive an annual allocation of Community Development Block Grant (“CDBG”) funds to implement housing and community development projects throughout the entire City; and

WHEREAS, the City is required to adopt a Consolidated Plan for HUD approval; and

WHEREAS, the Action Plan is a required annual component of the 2020-2024 Consolidated Plan for HUD approval before it can receive 2020 CDBG funds.

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

1. That the five-year Community Development Block Grant (CDBG) Consolidated Plan for July 1, 2020, through June 30, 2024, which includes the FY 2020-2021 Community Development Block Grant (CDBG) Action Plan, is hereby approved, a copy of which is attached hereto and marked as Exhibit “A”.

2. That the City Manager is hereby authorized and directed to submit, for and on behalf of the City of Watsonville, to HUD, the City’s FY 2020-2024 Consolidated Plan

and the 2020-2021 Action Plan, and any amendments thereto, and all required documents.

DRAFT
CONSOLIDATED PLAN
(July 1, 2020-June 30,2024)
AND
ANNUAL ACTION PLAN
(July 1, 2020-June 30, 2021)

Community Development Department
City of Watsonville
831-768-3080
250 Main Street Watsonville, CA
95076



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Watsonville (City) is an entitlement jurisdiction that receives federal funds from the U. S. Department of Housing and Urban Development (HUD) to invest in local communities.

The City receives HUD funding under the Community Development Block Grant (CDBG) Program, which is designed to assist low and moderate income (LMI) households. The consolidated plan must also address special needs identified as the needs of elderly, persons with disabilities, homeless individuals and others.

To meet the community's needs, the Plan is guided by the following goals:

- Affordable Housing – Providing safe, decent affordable housing for extremely low to moderate income households, preserving and increasing the affordable housing stock and supporting housing programs for the homeless, including emergency shelter, transitional and permanent housing programs, and homeless prevention
- Economic Development – Provide opportunities to promote economic development and enhance housing stock by expanding economic opportunities through enhancement of downtown living areas and commercial/industrial environments through improvement programs
- Public Services – Enhance public safety and suitable living environments by: 1) Supporting Crime prevention and Code enforcement activities; increased affordable housing opportunities; and 2) By increasing supportive services to people with special needs, homeless persons, and low-income persons and families
- Public Facilities – Enhance the community's image and living conditions by fostering improved infrastructure , and parks conditions to serve low and moderate income needs including continued improvements with public facilities rehabilitation and infrastructure reconstruction

Enhance the community's image and living conditions by fostering improved infrastructure, and parks conditions to serve low and moderate income needs including continued improvements with public facilities rehabilitation and infrastructure reconstruction

As an entitlement jurisdiction, HUD requires that the City prepare a Consolidated Plan every five years to foster a community-wide dialogue regarding the market environment and affordable housing and community development needs of the City. The City is also required to prepare an Annual Action Plan to report on the distribution of federal funding and a Consolidated Annual Performance Evaluation Report (CAPER) to identify the City's progress in meeting the goals discussed in the Consolidated Plan's Strategic Plan and Annual Action Plan.

The 2020-2024 Consolidated Plan serves the following functions:

1. A planning document for the City of Watsonville, which builds on a participatory process;
2. An application for federal funds under HUD's CDBG formula grants program;
3. A strategy to be followed in carrying out HUD's programs; and
4. An allocation of funds to specific projects for the first fiscal year of the Consolidated Plan.

Introduction

Consolidated Plan Timeframe

The 2020-2024 Consolidated Plan covers the timeframe from July 1, 2020 to June 30, 2025, a period of five fiscal years. During this timeframe, the City anticipates receiving only CDBG funding directly from HUD.

Consolidated Plan Format

HUD released a new tool for grantees that allows the preparation of the Consolidated Plan and Action Plan in the Integrated Disbursement and Information System (IDIS), which is the system in which projects and funding are tracked. The goal of the new tool was to standardize the preparation of the Consolidated Plan and ensure that all jurisdictions met the statutory requirements for the documents.

The Consolidated Plan tool provides data from HUD-selected sources, primarily the American Community Survey (ACS) 2011-2015 data set. In addition, the Plan tool offers a question and answer format. Limited opportunities for customization are available. In some cases, the questions are targeted toward grantees receiving other HUD funding sources, such as HOME, Emergency Shelter Grant (ESG), and Housing Opportunities for People with AIDS (HOPWA).

Income Definitions

The primary focus of the CDBG program is on assisting low-income households. The Median Family Income is a measure used to help HUD and other federal and State granting agencies determine the prevalence of lower income households in specific regions. It is based on several measures, including local housing costs, local costs of living, and local incomes. The 2020 HUD determined Median Family Income (for a family of four) in the City of Watsonville for 2020 is \$110,000. Throughout this document, there are several references to various income levels. These levels are:

Introduction 2 Table

Category	Percentage of	Description
-----------------	----------------------	--------------------

	Area Median Income	
Extremely Low-Income	At or below 30%	Households earning at or below 30 percent of the area median income
Very Low-Income	31-50%	Households earning 31 to 50 percent of the area median income
Low-Income	51-80%	Households earning 51 to 80 percent of the area median income
Middle-Income <i>*Although middle income households are noted in some of the tables and calculations, households earning at this level are not the focus of the CDBG program</i>	81-100%	Households earning between 81 and 100 percent of the area median income.

The maximum income for each category is defined by HUD on an annual basis, and is adjusted based on household size.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Each year the U. S. Department of Housing and Urban Development (HUD) assesses the City's management of CDBG program funds, compliance with the Consolidated Plan, and City efforts to preserve and develop decent and affordable housing, create suitable living environment, and expand economic opportunities.

Overall, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the Consolidated Plan. For example, the city administered a rehabilitation program, provided affordable housing and down payment assistance utilizing both CDBG and other funding sources. The City also worked with El Pájaro Community Development Corporation to provide micro-enterprise business technical assistance.

The Needs Assessment identified several target populations:

- Extremely low-income and very low-income populations;
- Homeless persons;
- Seniors; and
- Youth

The Needs Assessment also identified several types of projects that are needed in the community:

- Affordable Housing, especially for the lowest income brackets
- Transitional Housing and/or emergency housing for families and children
- Public facilities (either new or upgraded) including senior and youth centers and parks facilities
- Public improvements, especially those focused on increased accessibility
- Public services for a wide range of populations, including seniors, youth, and homeless

Over the next five years the City anticipates funding projects related to these needs, subject to availability of funding resources, nonprofit partnerships and market conditions, which may ultimately limit the City's ability to fund some projects.

3. Evaluation of past performance

The City evaluated its past performance as part of setting the goals and strategies associated with this Consolidated Plan. The City had great success completing the following projects since its last consolidated plan:

Affordable Housing

- Completed 2 100% affordable rental housing developments, Blackbird Apartments consisting of 48 units and Pippin Orchard also consisting of 48 units
- Rehabilitated 37 owner occupied residential housing units
- Rehabilitated 100 rental residential housing units
- Provided 17 homebuyer loans

Economic Development

2015

- School Crossing Upgrades
- Main Street Improvement Project
- Freedom Boulevard Adaptive Signal Project
- Citywide Fiber Optic Project
- Alley Improvements
- Recruited 3 new companies

2016

- Lakeside Organic Gardens LLC Expansion
- Hazelwood Park Trail
- Airport Boulevard Reconstruction
- Rail Trail-Pedestrian Trail
- City Wide Re-Striping for Traffic Safety

- Senior Center Repairs
- Recruited 3 new companies

2017

- CVS Pharmacy Expansion
- Chevrolet of Watsonville Expansion
- Sidewalk Infill Project
- Airport Boulevard Improvement Project
- Rail Trail Project
- Downtown Revitalization
- Driscoll's Inc. Expansion
- Recruited 3 new companies

2018

- Safe Routes/Complete Streets to School Plan
- Complete Streets Downtown Watsonville
- Recruited 5 new companies

2019

- Bicycle Safety Improvements
- Airport Boulevard Roadway Reconstruction
- Green Valley Adaptive Signal Project
- Recruited 3 new businesses
- Started 2 development projects

2020

- Pedestrian and Traffic Safety Improvement Project
- Community Bridges Expansion
- Recruited 2 new businesses
- More to come!

3.1 Evaluation of past performance

Youth Services

Local objectives of providing positive alternatives for youth in order to prevent juvenile crime and gang violence are addressed through several ongoing programs under the Police and the Parks and Community Services Departments. These programs include the following:

Caminos Program: targets first time offenders between the age of 10 -17 years old and hold youth accountable for their actions through restorative justice: Teen Peer Court or Neighborhood Accountability Board Program. The family is also offered case management, cognitive behavior therapy, individual/group/family counseling, mentoring, pro-social activities as well as Guiding Good Choices. Between January 2012 and December 2019, 405 youth have completed the program and 348 youth out of 405 (86%) have remained arrest-free.

School Resource Officer Program (SROs): Watsonville law enforcement officers are placed at Watsonville High School and Pájaro Valley High School to proactively promote safety within schools by building trusting relationships with students, staff and caregivers. SRO's fulfill a variety of roles: preventing and responding to school-based crime; fostering positive relationships among law enforcement, educators, and youth; and promoting a positive school climate. Through these partnerships, SRO's act as information liaisons, gathering and sharing knowledge across sectors and help develop effective prevention strategies.

Police Activities League (PAL): is a youth crime prevention program that serves youth 4 to 20 years of age and it relies on educational, mentorships, athletic and other recreational activities to cement a bond among police officers, recreation leaders, youth and their parents. PAL provides youth the opportunity to become a positive influence in their community through their participation various leadership/team building activities.

The Watsonville Police Cadet Program: operates under the sponsorship of the Chief of Police and the Watsonville Police Department. The youth are between fourteen and twenty years old. Watsonville police officers volunteer their services as advisers whose role is to mentor the cadets. The program provides young people with the opportunity to explore the law enforcement field as a possible career choice. The Cadets are active in traffic control for a number of events including the AT&T Golf Tournament. They also attend the San Diego Law Enforcement Explorer Academy each year and compete throughout the year with other posts.

3.2 Evaluation of past performance

Youth Programs Parks and Community Services

F.L.Y.E.R.S. After School Program

An after school program for youth in first through fifth grade. Transportation is provided from school to the program. Each day youth receive homework assistance and a healthy snack. They also participate in sports, games and arts & crafts activities.

Spring Break Day Camp

A week long day camp for youth ages 5 to 12 held during the Pájaro Valley Unified School District spring and winter breaks. The full day camp features a variety of fun activities, healthy snacks and lunches and a trip to a local attraction.

Camp W.O.W. Summer Day Camp

Camp W.O.W is a summer day camp for youth ages 5 to 12. The camp is comprised of 8, 1-week sessions. Each session features a different theme and a trip to a destination related to the theme. All of the activities offered during a session support the theme. Youth participate in a variety of sports, games and arts & crafts activities. They are also served healthy snacks and a healthy lunch.

Youth Soccer Program

The youth soccer program offers recreational and competitive opportunities for boys and girls ages 5 to 14. The program offers leagues in the spring and fall and is affiliated with Club de Fútbol Universidad Nacional A. C. (Pumas).

Youth Gymnastics Program

The gymnastics programs for youth ages 3 to 10 follows the USA Gymnastics progression is designed to teach basic gymnastics skills. Emphasis is on developing motor skills, eye-hand coordination and confidence.

Youth Center Programs

The Youth Center is open for youth to participate in a variety of structured and non-structured activities. Youth may play games, use sports equipment on their own or take part in structured activities such as cooking classes, arts & crafts activities and sports tournaments.

3.3 Evaluation of past performance

Summer Aquatics Program

The summer aquatics program features swim lessons for youth of all ages. From the Parents & Tots class to the Swimmers class, there is an opportunity for youth of all skill levels to participate. In addition, the program offers open recreational swim times each day during the summer.

Police Activities League

The Police Activities League (PAL) is a youth crime prevention program that works with the Police Department and relies on educational, athletic, and other recreational activities to cement a bond among police officers, recreation leaders, youth and their parents. The PAL program is designed to give youth a chance to better themselves and become a positive influence within their community

Senior Center

The City offers a variety of programs and activities for Older Adults in our community at the Watsonville Senior Center located at 114 E. Fifth Street.

Enrichment Programs

The City offers a variety of enrichment programs that are skill based, fun, and are specifically designed to provide recreational opportunities for youth and adults. Classes include yoga, ballet, karate, and Lego engineering.

Public Facilities – Infrastructure

The City's infrastructure is improved by various Public Works projects, including reconstruction, rehabilitation, and/or addition of streets, sidewalks, and other types of infrastructure, and the removal architectural barriers to accessibility for the physically challenged within public areas and ways.

Public Facilities

Summary 2015 - 2020

- School Crossing Upgrades
- Citywide Fiber Optic Project
- Freedom Boulevard Adaptive Signal Project
- Freedom Boulevard Reconstruction PH2
- Hazelwood Park Trail
- Sidewalk Infill Project
- Downtown Revitalization
- Airport Boulevard Improvement Project
- Safe Routes/Complete Streets to School Plan
- Complete Streets Downtown Plan
- Bicycle Safety Improvements
- Pedestrian and Traffic Safety

3.4 Evaluation of past performance

Homelessness and Special Needs

The City addresses the needs of the homeless and citizens with special needs by ongoing support of local service agencies through the City's Social Service Grant Program. Additionally, the City participates in the Santa Cruz County-wide Continuum of Care strategy through financial and human resources

contributions to the Homeless Action Partnership (formerly the Santa Cruz County Continuum of Care Committee).

Special Housing Need

Housing and supportive services for elderly, frail elderly, person with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families is provided by various community and social service agencies that are assisted by the City's Social Service Grant Program.

Transitional Housing Programs

Two transitional housing programs currently operate facilities and provide services in the City of Watsonville with a third Shelter run by Grace Harbor, a branch of Pájaro Valley Rescue Mission, opening 3rd quarter of 2015

- Pájaro Valley Shelter Services (PVSS) utilizes a comprehensive, outcome-oriented approach to homelessness, which includes counseling and other services such as the childcare center, to help families move beyond the cycle of poverty and homelessness.
- The Salvation Army continues to manage the Loma Prieta Transitional Housing Complex, which is made up of three older homes that were rehabilitated with FEMA 403 funds and technical help provided by the City's Housing Rehabilitation Program. The Loma Prieta program provides services and counseling to prepare their clients to make the transition to permanent housing and independent living.

Non-Housing Community Development

Through Subgrantee, El Pájaro Community Development Corporation, provided technical assistance to 575 local businesses, including 55 Plaza Vigil Business Incubator merchants during 2015-2020.

4. Summary of citizen participation process and consultation process

The City offered several opportunities for participation and comment throughout the Consolidated Plan process

- The City held a public meeting January 28, 2020
- The City held a public meeting February 24, 2020
- The City held a public meeting October 12, 2020

- The City held a public meeting October 23, 2020
- The plan was published for review October 9, 2020
- Notice of Availability of the plan was published September 25, 2020, in the Register-Pajaronian, a newspaper of local circulation
- Notice of Public Hearing on plan was published October 23, 2020
- Public Hearing was held November 10, 2020
- City published a draft summary of Consolidated Plan on September 25, 2020, inviting citizen and community group involvement in establishing priorities and planning process
- Thirty-day citizen comment period opened October 9, 2020, and closed November 9, 2020
- Staff emailed a survey to service providers to obtain feedback
- Staff made an online survey available to service providers and residents

Feedback received through the outreach efforts, such as meetings with nonprofits, service providers and online survey responses, is incorporated into the Plan.

5. Summary of public comments

Public comments received during the public hearing were all supportive of the funding of activities identified.

6. Summary of comments or views not accepted and the reasons for not accepting them

To date the City has not received any public comments that were not accepted. The City attempted to incorporate feedback received throughout the Consolidated Plan outreach efforts into the Plan.

7. Summary

Based on the needs assessment, market analysis, and public outreach, the City identified the following priorities for the Consolidated Plan that would build a healthy community and expand economic opportunities:

- Affordable Housing – Providing safe, decent affordable housing for extremely low to moderate income households, preserving and increasing the affordable housing stock and supporting housing programs for the homeless, including emergency shelter, transitional and permanent housing programs, and homeless prevention
- Economic Development – Provide opportunities to promote economic development and enhance housing stock by expanding economic opportunities through enhancement of downtown living areas and commercial/industrial environments through improvement programs
- Public Services – Enhance public safety and suitable living environments by: 1) Supporting Crime prevention and Code enforcement activities; increased affordable housing opportunities; and 2)

By increasing supportive services to people with special needs, homeless persons, and low-income persons and families

- Public Facilities – Enhance the community's image and living conditions by fostering improved infrastructure , and parks conditions to serve low and moderate income needs including continued improvements with public facilities rehabilitation and infrastructure reconstruction

These goals align closely with the City Council's five goals, which include:

- Affordable Housing
- Public Services
- Economic Development
- Reduce Reliance on Reserve Funds
- Improve Communications
- Enhance Community Image

To address these goals, the City plans to fund downtown improvement plans and infrastructure upgrades, improvements to parks and senior and youth, service centers, continuing code enforcement activities in low income areas, provide loans to homeowners needing health and safety repairs, support microenterprise businesses, support services to the homeless, assist with accessibility and new facility projects. Other types of projects may be considered as needed throughout the Consolidated Plan timeframe.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WATSONVILLE	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Watsonville (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) entitlement programs. The City's Community Development Department is responsible for administering the funds it receives under the Community Development Block Grant (CDBG).

Consolidated Plan Public Contact Information

City of Watsonville

Community Development Department

250 Main Street, Watsonville, CA 95076

Phone: (831) 768-3080; Fax: (831) 763-4114

Email: angela.paz@cityofwatsonville.org

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

In preparing the Consolidated Plan, the City consulted a variety of agencies, including local and regional non-profits, government organizations, faith-based organizations, fair housing advocates and other organizations involved in the development and preservation of affordable housing , creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Stakeholder surveys (web-based, social media, and paper surveys)
- Individual stakeholder consultations
- Public meetings
- Public hearings
- Receipt of written comments

The City prepared a Community Needs Survey, in both English and Spanish. The survey was distributed at key locations throughout the City and was also accessible in both languages and formats on the City's website and emailed to service providers.

The goal of the consultation process was to gather data to help determine the priority needs of City of Watsonville residents and opportunities for coordination to improve availability and accessibility to services.

The input gathered from these consultation partners helped establish and inform the objectives and goals described in the Strategic Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Watsonville recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of their programs. As a result, during the development of this Consolidated Plan, the City closely consulted with organizations that provide assisted housing, health services and other community-focused agencies. Engagement efforts included outreach on social media and surveys that included specific questions associated with coordination, invitations to community meetings and follow-up interviews where appropriate.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Watsonville is an active member of the Watsonville/Santa Cruz City & County Continuum of Care (CoC). The Santa Cruz County Homeless Action Partnership (HAP) is the lead agency responsible for the application to HUD's Continuum of Care Homeless Assistance Program and oversees and acts on behalf of the full CoC membership. The City of Watsonville is an active partner on the HAP Governance Board, the HAP Jurisdictional Executive Committee, and the Strategic Planning Committee.

The CoC assists homeless persons or those in danger of becoming homeless, who are also served by support units countywide, including Watsonville.

The CoC is broadly representative and includes individuals and organizations from throughout the CoC geographic area, representing a range of opinions, knowledge and interests. In establishing sub-groups, the CoC specifically invites not only CoC members, but also other interested community organizations and individuals.

The HAP Governance Board is represented by County Mental Health; the Cities of Santa Cruz, Watsonville and Scotts Valley; United Way; Mountain Community Resources; VA; Medical Center; Watsonville Law Center; and a homeless individual. CoC planning committees or workgroups include the following:

[See narrative for table]

The full CoC membership meets on a quarterly basis to identify gaps in homeless services, establish funding priorities, and to pursue an overall systemic approach to addressing homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Association of Watsonville Area Seniors
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
2	Agency/Group/Organization	Big Brothers Big Sisters of Santa Cruz County
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
3	Agency/Group/Organization	California Rural Legal Assistance, Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Service-Fair Housing Legal Assistance and Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
4	Agency/Group/Organization	CASA of Santa Cruz County
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
5	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Housing Continuum of Care and Faith Based Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
6	Agency/Group/Organization	Center for Employment Training (CET)
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
7	Agency/Group/Organization	Central Coast Center for Independent Living
	Agency/Group/Organization Type	Services-Persons with Disabilities Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis, Non-housing Community Development Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
8	Agency/Group/Organization	Central Coast Energy Services, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
9	Agency/Group/Organization	Central Coast Small Business Development Center (SBDC)
	Agency/Group/Organization Type	Small business services
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
10	Agency/Group/Organization	COMMUNITY ACTION BOARD OF SANTA CRUZ.
	Agency/Group/Organization Type	Housing Continuum of Care, Referral and counseling service
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.

11	Agency/Group/Organization	Community Bridges (AKA La Manzana Community Resources)
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Continuum of Care, Referral Service
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
12	Agency/Group/Organization	El Pajaro Community Development Corporation
	Agency/Group/Organization Type	Services-Education Services-Employment Economic Development
	What section of the Plan was addressed by Consultation?	Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
13	Agency/Group/Organization	Encompass
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education Continuum of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
14	Agency/Group/Organization	Families in Transition of Santa Cruz County, Inc.
	Agency/Group/Organization Type	Services-homeless Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
15	Agency/Group/Organization	Family Service Agency of the Central Coast
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
16	Agency/Group/Organization	Farm Bureau of Santa Cruz County
	Agency/Group/Organization Type	Services-Education Farming Advocacy

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
17	Agency/Group/Organization	Housing Authority of Santa Cruz County
	Agency/Group/Organization Type	PHA Continuum of Care
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input. In addition, the Agency was contacted via email seeking information about public housing activities in Watsonville, which was provided and included in the Plan.
18	Agency/Group/Organization	Housing Choices Coalition
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
19	Agency/Group/Organization	Monarch Services (AKA Women's Crises Support-Defensa de Mujeres)
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input. In addition, the Director was contacted via email seeking information about victims of domestic or other violent acts.
20	Agency/Group/Organization	Pajaro Valley Chamber of Commerce
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
21	Agency/Group/Organization	Pajaro Valley Children's Center
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
22	Agency/Group/Organization	Pajaro Valley Loaves and Fishes
	Agency/Group/Organization Type	Food Pantry
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
23	Agency/Group/Organization	PAJARO VALLEY SHELTER SERVICES
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless Continuum of Care,

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
24	Agency/Group/Organization	Salud Para La Gente
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
25	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Regional organization Continuum of Care, Emergency Disaster Relief
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Non-housing Community Development Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
26	Agency/Group/Organization	San Andreas Regional Center
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
27	Agency/Group/Organization	Santa Cruz AIDS Project
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input. In addition, Agency was consulted by telephone.
28	Agency/Group/Organization	Santa Cruz County Business Council
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
29	Agency/Group/Organization	Santa Cruz County Planning Department (Economic Development)
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
30	Agency/Group/Organization	Santa Cruz County Planning Department (Housing)
	Agency/Group/Organization Type	Other government - County Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input. In addition, Agency was contacted via phone seeking information about homelessness.
31	Agency/Group/Organization	Santa Cruz County Workforce Investment Board
	Agency/Group/Organization Type	Services-Employment Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
32	Agency/Group/Organization	SECOND HARVEST FOOD BANK
	Agency/Group/Organization Type	Food Bank
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
33	Agency/Group/Organization	Senior Circle
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
34	Agency/Group/Organization	Seniors Council of Santa Cruz County (AKA Area Agency on Aging)
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
35	Agency/Group/Organization	United Way of Santa Cruz County
	Agency/Group/Organization Type	Regional organization Continuum of Care, Variety of Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted by phone seeking information about victims of domestic or other violent acts.

36	Agency/Group/Organization	Volunteer Center of Santa Cruz County
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted by phone seeking information about the needs of persons with HIV/AIDS.
37	Agency/Group/Organization	Watsonville Family YMCA
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
38	Agency/Group/Organization	Watsonville Law Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Service-Fair Housing Legal Assistance
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.

39	Agency/Group/Organization	Youth Services (AKA Pajaro Valley Prevention and Student Assistance)
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.
40	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Non-housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via email and invited to provide input.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Santa Cruz	The County of Santa Cruz Homeless Action Partnership (HAP) identifies gaps in funding and applies to HUD for CoC funds annually for new and renewing projects based on local needs and priorities and is consistent with the Countys 10-Year Strategy to End Homelessness. The City of Watsonville is an active participant in these efforts.
Strategic Plan 2018-2020	City of Watsonville City Council	The City of Watsonvilles Strategic Plan shares the goals of expanding quality housing opportunities, enhance the fiscal sustainability, protecting public safety, maintain built structure, economic development, community engagement and well-being, public safety.
City of Watsonville 2015-2023 Housing Element	City of Watsonville Community Development Department	The Housing Element includes many goals that are consistent with the Strategic Plan including promotion of fair housing for all, provision of special needs housing, preservation of existing housing and production of new affordable housing.
Watsonville 2005 General Plan and draft Vista 2030	City of Watsonville	Aligns with the strategic plan goal of improving the quality of life for the Citys low- and moderate-income community. The General Plans address a wide range of issues that affect Watsonville, such as development and economic and social concerns that can affect the overall quality of life.
2-1-1 Santa Cruz County Quarterly Needs Report	United Way of Santa Cruz County	Aligns with the strategic plan goal of assisting in the Continuum of Care. This report details the needs of Watsonville residents and serves as an ongoing needs assessment of our low- and moderate-income residents.
AMBAG	AMBAG	AMBAG is the tri-county agency responsible for identifying regional housing needs for the three county region. Every 7 years they coordinate the States Regional Housing Needs assessment (RHNA) numbers to the three county region for affordable housing development including Santa Cruz, Monterey, and San Benito Counties. These numbers are then included as part of local jurisdictions Housing Elements updates. They also are coordinating the SGS sustainable Growth strategies identified for AB375 for the three county region that establishes a longer term growth vision for the region.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Watsonville participates in regional planning efforts and several working groups on matters of mutual interest related to CDBG and housing and will continue to work collaboratively with the Housing Authority of Santa Cruz County and the Homeless Action Partnership (HAP).

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

- Date of Public Meeting: January 28, 2020
- Date of Public Meeting: February 24, 2020
- Date of Public Meeting: October 12, 2020
- Date of Public Meeting: October 23, 2020
- The Plan was published for review on October 9, 2020
- Notice of the Availability of the Plan was published on September 25, 2020, in the Register-Pajaronian, a newspaper of local circulation
- Notice of Public Hearing on the Plan was published October 23, 2020
- Public Hearing was held November 10, 2020
- Thirty-day citizen comment period opened October 9, 2020, and closed November 9, 2020

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	No comments were received during public meeting.	No comments were received during public meeting.	N/A	
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	No comments were received during public meeting.	No comments were received during public meeting.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	No comments were received during public meeting.	No comments were received during public meeting.	N/A	
4	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	No comments were received during public meeting.	No comments were received during public meeting.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>https://zoom.us/j/92706609937 or by calling +16699009128,, 92706609937# or +12133388477,, 927066099</p>	No comments were received during public meeting.	No comments were received during public meeting.	N/A	
6	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	2020-2024 Consolidated Plan Needs Assessment Survey	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	The Needs Assessment Survey was disseminated in paper hard copy and in electronic form on the City's website and on Social Media (Facebook), in English and Spanish, to advise the City on the highest priority housing, community and economic development needs in Watsonville	All comments were accepted and incorporated into the survey results	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Watsonville is located at the heart of the Pájaro Valley, one of the nation's most agriculturally rich areas. As a result, Watsonville is also the primary place of residence for a number of farm workers and workers in food processing. These jobs are generally not well-paying and often do not generate enough income for a family to afford quality housing. This is compounded by the fact that over 200 units of "housing of last resort" are maintained in Watsonville, most of which are SRO type housing, which represents the bulk of this type of housing in Santa Cruz County. The County and other agencies that assist individuals in need of housing frequently place residents that are impoverished, struggling with substance abuse, mentally ill, and parolees and probationers in these units. The condition of this housing has improved but due to the high concentration of this type of housing in Watsonville's Downtown area, there are some negative spill-over impacts on the area. All of this, coupled with the fact that the housing supply in Santa Cruz County is far outpaced by demand, resulting in the highest cost of living for any small Metropolitan Service Area in the United States, makes adequately housing low income and even middle income residents exceedingly difficult.

Watsonville's existing housing stock was mostly built over 35 years ago and much of it built prior to 1950. Due to high demand, there are a number of units that are unsafe, substandard or otherwise in need of attention. The City and other agencies are working to ensure that these conditions are addressed through a combination of incentives and code-enforcement efforts.

The City of Watsonville and area agencies have proactively attacked the issues with housing in Watsonville. Over 25 agencies are working on the multitude of issues surrounding housing in such a high cost area. Over 30% of Watsonville residents are unable to find housing that is less than 30% of their family income, and 20% are unable to find housing for less than 50% of their family income. Local non-profits, Santa Cruz County and the City of Watsonville are working to increase the available housing stock, to find permanent supportive housing for the homeless and to ensure that low and middle income residents are able to find safe, affordable homes.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Watsonville is primarily a community of families. Small related families comprise the majority of households, with an average household size of 3.7, most of which contain at least one elderly person (age 62 or older) and one or more children 6 years old or younger. Almost half of the single person households in Watsonville consist of an elderly person, many of whom typically face special housing needs due to fixed incomes, high health care costs and physical disabilities.

Almost half of the total households in Watsonville are considered low income with more than half contributing 30% or more of their income towards housing costs. The high cost of housing coupled with the lower incomes of Watsonville residents not only contributes to instability of households to obtain or maintain housing but also to overcrowding.

Watsonville has a significant stock of older homes with more than half of the housing units having been built over 35 years ago, many of which have begun or will begin showing signs of deterioration if not properly maintained. Resources to maintain these units are scarce given the number of households with high housing cost burdens.

Because of the City geographic constraints and the policy decisions that have been made at the County and State level, Watsonville is limited in its ability to grow, provide and/or preserve affordable housing. New housing has consisted mainly of infill projects within existing neighborhoods, none of which are affordable to extremely low income households and only a few to low-moderate income households.

Providing and improving access to and the quality of housing is important in maintaining and enhancing the quality of life for all segments of the population in Watsonville.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	51,199	52,545	3%
Households	13,606	14,215	4%
Median Income	\$47,526.00	\$46,018.00	-3%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,055	2,700	3,270	1,215	2,560

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Small Family Households	1,615	1,135	1,385	680	1,415
Large Family Households	820	865	1,005	295	475
Household contains at least one person 62-74 years of age	700	315	570	345	440
Household contains at least one person age 75 or older	650	340	345	85	160
Households with one or more children 6 years old or younger	1,240	995	930	355	340

Table 6 - Total Households Table

Data Source Comments:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	120	40	10	25	195	20	15	0	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	245	210	155	30	640	10	25	95	100	230
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	390	375	365	75	1,205	100	95	300	60	555
Housing cost burden greater than 50% of income (and none of the above problems)	1,340	320	45	0	1,705	410	300	325	45	1,080

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	460	490	470	30	1,450	100	180	475	270	1,025
Zero/negative Income (and none of the above problems)	20	0	0	0	20	65	0	0	0	65

Table 7 – Housing Problems Table

Data Source

Comments:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,095	940	575	130	3,740	540	430	720	205	1,895
Having none of four housing problems	880	855	1,030	280	3,045	455	475	950	600	2,480
Household has negative income, but none of the other housing problems	20	0	0	0	20	65	0	0	0	65

Table 8 – Housing Problems 2

Data Source

Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,140	555	240	1,935	220	260	475	955
Large Related	510	355	215	1,080	160	190	305	655
Elderly	455	115	25	595	190	145	195	530
Other	270	140	165	575	55	10	75	140
Total need by income	2,375	1,165	645	4,185	625	605	1,050	2,280

Table 9 – Cost Burden > 30%

Data Source
Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	860	185	20	1,065	185	195	160	540
Large Related	405	75	20	500	140	75	135	350
Elderly	320	30	0	350	140	65	75	280
Other	180	70	30	280	45	10	25	80
Total need by income	1,765	360	70	2,195	510	345	395	1,250

Table 10 – Cost Burden > 50%

Data Source
Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	620	500	345	75	1,540	85	80	285	140	590

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	65	120	170	35	390	30	39	115	20	204
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	685	620	515	110	1,930	115	119	400	160	794

Table 11 – Crowding Information – 1/2

Data Source

Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

According to the U.S. Census Bureau 2010 Tenure, Household Size, and Age of Householder Summary, there are 1,078 single person household homeowners and 1,398 single person renters in the City of Watsonville. While homeownership rates for single person households as well as two-person households, have the largest decline over other household sizes, single person renters have the largest increase since the 2000 Census. Even though the overall change for single person households has increased less than 1%, it is lower than the increase of 3, 4 and 5 person households.

Household size and composition is a complex issue, often reflective of market conditions as well as demographic factors. The high cost of housing in Watsonville, coupled with the lower incomes of Watsonville residents, has resulted in larger household sizes, most of which consists of related household members with children. Watsonville is primarily a community of families with an average household size, according to the 2011-2015 American Community Survey (ACS) of 3.7. Single person households comprise approximately 18% of all households in the City, with 46% of them headed by a person aged 65 years or older according to the ACS.

Senior households typically have special housing needs due to three primary circumstances: fixed income, high health care costs, and physical disabilities. Because of these financial and/or physical constraints, seniors may have difficulty obtaining and/or maintaining affordable housing.

Programs assisting with homeownership and rental housing costs as well as housing rehabilitation can benefit single person households regardless of age. However, given the number of single person households headed by seniors, additional programs designed to provide supportive services, congregate care, and accessible housing are also needed.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

There are approximately 5,208 noninstitutionalized civilians with a disability in the City of Watsonville according to the 2011-2015 ACS, representing 10% of the total population of the City. Approximately 3.1% of the total population with a disability are under 18 and 41.3% are 65 years or older with the highest percentage (8.7%) in the 18 to 64 age category. Living arrangements for disabled persons depend on the severity of the disability. Many persons whether living independently or with other family members need housing assistance such as special housing design features, in home supportive services, financial assistance to rent or purchase, and/or transportation services. Data obtained from the State of California Department of Social Services indicate that there are 68 licensed facilities in Santa Cruz County capable of serving 1,799 persons with disabilities who require more specialized care outside of the home. Information regarding how many of those are located in Watsonville was unavailable, however, the City's 2008-2013 Housing Element, indicate that Watsonville has 13 licensed facilities with a total capacity of serving 185 persons.

Very little data was available regarding the number and type of families who were victims of domestic violence or other sexual or physical abuse. However, information provided by the Watsonville Police Department, the number of domestic violence incidents from 2015 to 2019 were 484.

Assistance for victims is still an on-going need in the community in the form of temporary/transitional housing and financial assistance to rent or purchase permanent housing as a single person household or single head of household with children or other related household members.

What are the most common housing problems?

The cost of housing is by far the most common housing problem facing Watsonville residents with 18% of all households having a housing cost burden greater than 30% of income and 20% with a housing cost burden greater than 50% of income. Cost burden is the ratio of housing costs to household income. For renters, the housing cost is rent plus utilities and for owners, it is mortgage, insurance, taxes, association fees, and utilities.

The next most common housing problem is overcrowding. The City is surrounded by farmland, sloughs and the Pájaro River and has reached its potential development of available vacant and underdeveloped land. Given these constraints as well as the policies of the County of Santa Cruz and Local Agency Formation Commission (LAFCO) toward annexation of surrounding unincorporated areas and Measure U (the Watsonville Urban Limit Line and Development Timing Initiative) passed by voters in 2002, future housing development will consist mainly of infill projects within existing neighborhoods.

In addition, Watsonville has a significant stock of older homes with over 70% of the housing units having been built over 35 years ago according to the 2011-2015 CHAS data. As a general rule, structures older than 30 years begin showing signs of deterioration and if not maintained properly will require rehabilitation.

Maintaining and improving the quality of housing is an important goal for Watsonville. Like any tangible asset, housing is subject to deterioration and, if not properly and regularly maintained, can discourage investment, depress property values and impact the quality of life in a neighborhood.

Are any populations/household types more affected than others by these problems?

Extremely low income households for both renters and owners face the biggest challenge in securing and maintaining housing with renters experiencing a greater cost burden as well as overcrowding issues. Small related households are the largest group affected by high housing costs with single family households experiencing the majority of overcrowding issues.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

There are 14,216 households in Watsonville. Low income households comprise 49% (6,755 households) of the total households in Watsonville. Extremely low income households make up 29% (4,055 households) of the total households and 60% of the total low income households. Approximately one-third (31%) of the extremely low income households have one or more children 6 years old or younger. The number of extremely low income households affected by high housing costs compared to other groups puts them at a higher risk for homelessness.

More affordable housing and supportive services are needed to ensure these households are able to obtain and maintain housing. These services may include temporary/permanent financial assistance, temporary/transitional shelters, education/job training, and affordable rental/ownership units.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Watsonville does not have specific estimates of the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Low income households comprise almost half of the total households in Watsonville. Low incomes combined with high housing costs is the primary factor contributing to financial instability and increased risk of homelessness in Watsonville. The higher share of their income that households must contribute to housing costs decreases the availability of funds for other necessary items such as food, transportation, health care and clothing. It also diminishes the ability of households to save for emergencies, retirement or other unexpected expenses, which further contribute to inability of households to obtain or maintain housing.

Discussion

The majority of the households in Watsonville are small related single family households with incomes at or below 50% of the County median income (considered low income). Many of these households contain at least one elderly person aged 62 or older and one or more children 6 years old or younger. Most of these households contribute more than 30% of their income to housing costs, which is the primary factor for housing instability in Watsonville.

Finding ways to preserve our existing housing stock and increase the number of affordable housing options as well as supportive services are essential in order to enhance and maintain the quality of life for all Watsonville residents.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A housing problem is when a home lacks one or more of the following: complete kitchen facilities, complete plumbing facilities, overcrowding (more than one person per room) or high housing cost burden (household contributes more than 30% of income toward housing).

A disproportionately greater need exists when the percentage of persons in a category are at least 10 points higher than the total in that category.

According to the data provided below, 82% of the households in the 0-30% income category (extremely low) experienced one or more housing problem. Since none of the racial or ethnic groups were 10% points higher, no group experienced a disproportionately greater need in this income category.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,920	480	25
White	475	120	25
Black / African American	25	0	0
Asian	75	20	0
American Indian, Alaska Native	20	0	0
Pacific Islander	25	0	0
Hispanic	2,275	320	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,805	555	0
White	335	185	0
Black / African American	0	0	0
Asian	50	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	2,400	325	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,065	1,120	0
White	330	415	0
Black / African American	0	0	0
Asian	15	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,725	660	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	640	675	0
White	155	95	0
Black / African American	0	0	0
Asian	25	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	460	505	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

A total of 8,430 households experienced one or more housing problem, 34% of which are comprised of low income households. The extremely low (0-30%) income category represented the highest percentage of households that experienced a housing problem. While there were no racial or ethnic group that experienced a disproportionately higher need in this income category, Hispanic households was the only group that experienced a higher need (5%) than that of the income category as a whole.

Pacific Islander households had a disproportionately higher need in the 30-50% (low) income category and American Indians and Alaska Natives had a disproportionately higher need in the 80-100% (above moderate) income category. No disproportionate need existed in the 50-80% (moderate) income category. However, the sample size for Pacific Islander and American and Alaska Natives group is 4 and 15 respectively and too small to ascertain if a true disproportionately greater need actually exists.

Although it appears that no true disproportionate greater need exists for any of the race or ethnic groups at any of the income categories, Hispanic households consistently experienced a higher percentage of housing problems than the total households for each income category. Of course, Hispanic households also represent the majority of the households (72%). Nevertheless, more than half (59%) of the total households in Watsonville experienced one or more housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A severe housing problem is when a home lacks one or more of the following: complete kitchen facilities, complete plumbing facilities, overcrowding (more than 1.5 persons per room) or high housing cost burden (household contributes more than 50% of income toward housing).

A disproportionately greater need exists when the percentage of persons in a category are at least 10 points higher than the total in that category.

According to the data provided below, 50% of the households in the 0-30% income category (extremely low) experienced one or more severe housing problem. Since none of the racial or ethnic groups were 10% points higher, no group experienced a disproportionately greater need in this income category.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,310	1,085	25
White	350	240	25
Black / African American	25	0	0
Asian	65	30	0
American Indian, Alaska Native	20	0	0
Pacific Islander	25	0	0
Hispanic	1,805	790	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,875	1,480	0
White	215	305	0
Black / African American	0	0	0
Asian	25	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	1,635	1,085	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,040	2,140	0
White	150	595	0
Black / African American	0	0	0
Asian	0	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	890	1,490	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	290	1,025	0
White	10	230	0
Black / African American	0	0	0
Asian	0	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	280	690	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

A total of 5,515 households experienced one or more severe housing problem, 50% of which were comprised of low income households. The extremely low (0-30%) income category represented the highest percentage of households that experienced a severe housing problem.

The only category that indicated a disproportionately greater need was in the 80-100% (above moderate) range, where Hispanic households were 34% more likely to experience one or more severe housing problems than the category as a whole.

Although, only one income category had a true disproportionately greater need, Hispanic households was only 1% from experiencing a true disproportionately greater need in the 50-80% (Moderate) income category.

Despite the fact that none of the groups in the extremely low (0-30%) and low (30-50%) income categories experienced a disproportionately greater need, the number of households (71%) in these categories that have experienced one or more severe housing problems is significant.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A cost burden is when a household contributes more than 30% of their income on housing expenses. A severe cost burden is when a household contributes more than 50% of their income on housing expenses. For renters, the housing cost is rent plus utilities and for owners, it is mortgage, insurance, taxes, association fees, and utilities.

A disproportionately greater need exists when the percentage of persons in a category are at least 10 points higher than the total in that category.

Approximately 62% of the households in Watsonville experienced a cost burden or severe cost burden. Of those households, 30% contribute 30-50% of their income to housing and 32% contribute 50% or more of their income to housing.

The group experiencing the highest cost burden was Pacific Islanders with 100% of the households contributing 30-50% of their income to housing. The next highest group was American Indian and Alaska Natives, with 41% of the households contributing 30-50% of their income to housing. Based on the information provided, it appears that only one group (Black and African Americans) did not experience any cost burdens.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	6,580	4,200	3,405	40
White	1,890	710	685	25
Black / African American	0	4	25	0
Asian	330	135	90	0
American Indian, Alaska Native	0	0	20	0
Pacific Islander	0	15	25	0
Hispanic	4,245	3,300	2,530	20

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2011-2015 CHAS
Source:

Discussion:

In looking at the number of households in each group that experienced a housing cost burden, it would appear that Pacific Islanders experienced a disproportionately greater need than any other group followed by American Indian and Alaska Natives.

However, given the relatively small number of Pacific Islander households, whether or not a true disproportionately greater need actually exists is uncertain. In addition, American Indian and Alaska Native households only represented 1% of the total households and may not be a true indicator of a disproportionately greater need.

Regardless, the data indicates that all but one group experienced a housing cost burden to some degree.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Pacific Islanders in the low income category and American Indian and Alaska Natives and Hispanics in the above moderate income category had disproportionately greater housing needs. However, the number of households in the Pacific Islander and American Indian and Alaska Native groups was relatively small (representing $\leq 1\%$ of the total households), so it is difficult to determine if a true disproportionately greater need actually exists for these groups.

If they have needs not identified above, what are those needs?

As discussed in previous sections, the primary housing problem affecting households in Watsonville is cost burden. 62% of the households pay more than 30% of their income to housing costs, with 78% of those comprised of Hispanic households. The high cost of housing coupled with the lower incomes of the majority of the households in Watsonville also contributes to overcrowding. In addition, given the City's growth constraints and the age of the majority of the existing housing stock, maintaining or improving those units is essential in helping to provide adequate housing.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of Santa Cruz County (HACSC) administers various housing programs within the incorporated and unincorporated area of the County, which includes the City of Watsonville. In addition to offering Housing Choice Vouchers, the HACSC owns and operates 135 public housing units in Watsonville. The Housing Authority was consulted about housing availability and needs, which was included in this Plan and provided guidance in determining the City's strategies and goals as it relates to affordable housing.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	51	226	4,252	39	3,993	51	77	85

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	12,530	24,517	17,954	14,442	18,172	11,446	15,677	
Average length of stay	0	6	10	7	3	7	0	5	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	1	3	2	2	2	1	3
# Homeless at admission	0	12	0	106	3	88	5	3
# of Elderly Program Participants (>62)	0	18	38	882	23	824	15	2
# of Disabled Families	0	14	39	1,160	5	1,048	21	14
# of Families requesting accessibility features	0	51	226	4,252	39	3,993	51	77
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	50	214	4,028	38	3,786	45	73	79
Black/African American	0	1	5	118	1	109	5	1	2

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	6	57	0	53	0	1	3
American Indian/Alaska Native	0	0	1	45	0	41	1	2	1
Pacific Islander	0	0	0	4	0	4	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	18	167	2,177	8	2,107	7	32	21
Not Hispanic	0	33	59	2,075	31	1,886	44	45	64
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Table 26 – Ethnicity of Public Housing Residents by Program Type									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

According to the Housing Authority of Santa Cruz County (HACSC), of the 4,244 Watsonville residents on the waiting list for housing, 286 of those have indicated a need for an accessible unit. At this time, no existing public housing tenant is on a wait list for an accessible unit in Watsonville.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

More affordable housing is needed to accommodate the number people on the waiting list for Watsonville as well as the County as a whole.

How do these needs compare to the housing needs of the population at large

Affordability is the highest factor affecting households in Watsonville as evidenced by the number of households experiencing high housing cost burdens. Almost half of the total households in Watsonville are considered low income with more than half contributing 30% or more of their income towards housing costs.

Discussion

The number of people on the HACSC's waiting list for housing in Watsonville is indicative of the need for more affordable housing. Most of the public housing residents have an annual average income equal to or less than 30% of the AMI. Without the assistance provided by the HACSC, these residents would be contributing more than 30% of their income toward housing costs, contributing to financial instability and increased risk of homelessness.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section presents data on homelessness for the Continuum of Care the County of Santa Cruz City that Watsonville is located in. Jurisdiction-specific data is unavailable.

The City of Watsonville is within Santa Cruz County CoC. This data set was obtained from the point-in-time count (physical count of the homeless people encountered county-wide during a one-day period). This data was collected to meet the requirements of HUD, as well as determine the needs of the homeless community in Santa Cruz County so services can be identified and developed. This data was collected on January 31, 2019. At the direction of staff from the Applied Survey Research, approximately 95 volunteers were deployed to physically count the homeless population in Santa Cruz County during the PIT event. The total PIT count was **2,167**.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	47	94	0	0	0	0
Persons in Households with Only Children	124	3	0	0	0	0
Persons in Households with Only Adults	2,195	217	0	0	0	0
Chronically Homeless Individuals	883	57	0	0	0	0
Chronically Homeless Families	32	9	0	0	0	0
Veterans	343	50	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	29	5	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: *This information was collected from the Watsonville/Santa Cruz County CoC Point-in Time count of 1/31/2019 (CA-508)

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Point in Time (PIT) counts have varied in the last few years showing homelessness on the decline in Santa Cruz County. The PIT count in 2015 showed the homeless population at 1,964 or 14% of the County's population while the 2017 pit count shows 2,249 as homeless. In the last few years these rates have shown a decrease, including the tally of the most recently performed and completed PIT count of 2019. The City of Watsonville does not currently have the tools in place that would estimate the number of days people experience homelessness within the confines of the City.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

It is estimated that on any given night, Santa Cruz County has a chronically homeless population of approximately 403 persons. Of those, 49 were living in families. In 2019, there were 354 chronically homeless single individuals, a 46% decrease from 525 chronically homeless individuals enumerated in 2017. The available reports do not break down the family information of veterans but show that on any given night, 151 veterans are homeless in Santa Cruz County

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Compared to the overall county population, there were fewer homeless individuals who identified as Hispanic/Latino, and more who identified as Blacks/African Americans. The percentage of White/Caucasian was nearly the same in the survey population as in the overall County population. 66% of homeless survey respondents identified their racial/ethnic group as White/Caucasian. 30% of homeless survey respondents were Hispanic/Latino. 9% of homeless survey respondents were Black/African American. In South County (Watsonville) the Hispanic/Latino count while not broken out would have a higher percentage.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As stated before a total of 2,167 homeless individuals were counted in the 2015 Homeless Census. Between 2011-2015, the total number of homeless individuals enumerated during the homeless census decreased 4% from 2,771 to 2,167. The number of unsheltered persons decreased by 78% between 2011-2015 while the number of sheltered persons decreased by 22% since 2011. In 2017, 80% of the

population (2,249 individuals) was unsheltered. This included the individuals counted on the streets, as well as the number of people estimated to be living in the occupied cars, vans, RVs, encampments, and abandoned buildings that were counted by enumeration team. Nearly one-quarter (20%) were sheltered (450 individuals). This number included individuals who were occupying emergency shelters (including domestic violence shelters) and transitional housing facilities, or using vouchers to stay in motels or hotels.

Discussion:

The General trend of the Point In Time (PIT) count show that Santa Cruz County went from 2,771 homeless with 9% unemployment rate to an increase in 2015 with 3,536, homeless with the unemployment rate dropping by 1% to 8%. This trend changed with the 2013 PIT count whereas the homeless rate dropped to 2,265 yet the unemployment rate increased to 13%. In 2017 the PIT count showed homelessness at 2,249 (very close to the 2013 count) and unemployment decreased from 4.7% to 3.6%. The most recent count that we have all the data reported on shows 2019 with a decrease of homelessness to 2,167 but the unemployment rates increased to 6.5% up from 3.6% in 2017.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The special needs population consists of persons who are not homeless but for various reasons, require supportive

housing. This includes the elderly and frail elderly; persons with mental, physical, and/or developmental disabilities; persons with alcohol or drug addiction; persons with HIV/AIDS and their families; and victims of domestic violence, dating violence, sexual assault and stalking. Given the high cost of housing in Watsonville and the surrounding areas, obtaining affordable housing for these special needs populations is very challenging.

The Homeless Action Partnership (HAP), of which the City of Watsonville is a member, is a broad-based, community-wide action team, which has met every two months since 1996 to implement a Continuum of Care (CoC) strategy for resolving homelessness. The HAP's vision is that all Santa Cruz County residents will have the stable housing and appropriate services they need to live in dignity and reach their highest potential. Its mission is to develop and implement a coordinated system of housing and services for preventing and ending homelessness in Santa Cruz County.

The CoC strategy organizes and delivers housing and services to meet the specific needs of homeless people as they move from the streets to stable housing and maximize self-sufficiency. The CoC strategy also includes housing and services for a variety of homeless subgroups, including families, chronically homeless, seriously mentally ill, chronic substances abusers, veterans, persons with HIV/AIDS, victims of domestic violence, and unaccompanied youth. Over the years, Santa Cruz County agencies, non-profits and faith groups have developed a considerable array of services to help overcome the homelessness crisis we are currently experiencing and meet other related needs including outreach programs, informational and referral tools, basic need services, mental health and substance abuse treatment, job training and placement, mainstream benefits assistance, family and childcare services, educational supports and more. Specific efforts to reducing people from becoming homeless includes transforming the crises response system by a coordinated entry system implemented to improve access to housing and services for all populations, increased prevention and diversion resources to reduce the number of households falling into homelessness and interim housing returned to its original emergency purpose.

Certain groups may have more difficulty finding housing and may require more specialized services or assistance. Due to their special circumstances, they are more likely to be low-income. These groups include the following:

- Elderly persons, including frail elderly
- Persons with disabilities
- Large Households
- Female-headed households
- Homeless persons

- Victims of domestic violence
- Farmworkers

While a few providers have offices in Watsonville, most are located in the City of Santa Cruz or in unincorporated areas of the County. A regional online and telephone referral service called 2-1-1 offers a comprehensive listing of countywide services.

Describe the characteristics of special needs populations in your community:

*See NA-45 Non-Homeless Special Needs Assessment Text Attachment

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and supportive services needs for each special needs population are discussed in the previous section. Local needs are determined by local Point In Time Counts (PIT), County of Santa Cruz Mental Health Teams, local faith based agencies, our soup kitchen and food pantries, local shelters and other agencies in our community.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Watsonville is not a recipient of Housing Opportunities for People with AIDS (HOPWA) funding.

According to the California Department of Public Health Office of AIDS, there were 160 persons living with HIV and 275 persons living with AIDS in Santa Cruz County as of December 2013. The county level is the lowest level at which data was available. The Census Bureau estimates the City of Watsonville's 2013 population at 52,477, or 19.5% of the County of Santa Cruz's 269,419 population estimate for the same period.

Statewide, persons with HIV/AIDS tend to be overwhelmingly male at 87%. Whites at 43% and Hispanics at 33% have the highest incidence. About 89% are adults between the ages of 20 and 49.

Discussion:

City of Watsonville residents with special needs include, but are not limited to, the elderly, frail elderly, severe mentally ill, developmentally disabled, persons with alcohol and other drug addictions, persons with HIV/AIDS and victims of domestic violence. Challenges that these special needs populations face include low income and high housing cost. This segment of the population also struggles for a decent quality of life that includes basic necessities, adequate food and clothing and medical care.

The City of Watsonville provides funding for social service and community service grants, along with other public and private resources, to address the needs of these populations in the City.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Watsonville is in need of a number of new or upgraded public facilities. These needs include:

- Improvements to the existing tree canopy.
- Improvements to recreational amenities.
- An additional fire station to reduce response time.
- Improvements to aging water and sewer lines
- Public Restrooms

How were these needs determined?

Over the past several years, the needs of the community have been discussed at a number of community meetings, commission meetings and City Council Meetings. The list above represents the needs the community is asking to have addressed as well as needs based upon new requirements handed down by the State of California and Federal Government Agencies. Additionally, some of these items are contemplated as part of the City's Capital Improvement Plan which is vetted annually by City Council as well as by city staff.

Describe the jurisdiction's need for Public Improvements:

- Upgrades to the water treatment infrastructure to deal with a higher than allowed Chromium 6 concentration that naturally occurs in our water sources.
- Improved access to broadband and other telecommunications services.
- Infrastructure and flood control improvements on City's last remaining opportunity site
- Improvements to Downtown to improve walkability, transit access and economics.
- Improvements to parking management systems.
- Various roadway/transportation improvements to improve safety, walkability and access.
- Improvements to storm water systems to reduce pollution as required by the Clean Water Act.
- Enforcement of standards in commercial and residential structures and surrounding areas.
- Improvements to aging water and sewer lines

How were these needs determined?

Over the past several years, the needs of the community have been discussed at a number of community meetings, commission meetings and City Council Meetings. The list above represents the needs the community is asking to have addressed as well as needs based upon new requirements handed down by the State of California and Federal Government Agencies. Additionally, some of these items are contemplated as part of the City's Capital Improvement Plan which is vetted annually by City Council as well as by city staff.

Describe the jurisdiction's need for Public Services:

The City of Watsonville is currently limited by poor fiscal health. A number of City Services could be increased or improved. The following list is top level needs but is not comprehensive:

- Development Services Improvements
- Improved access to public trash/recycling receptacles
- Enforcement of standards in commercial and residential structures and surrounding areas.
- Sports and Recreation classes and programs
- Environmental education
- Nature education
- More coordination of workforce training

How were these needs determined?

Over the past several years, the needs of the community have been discussed at a number of community meetings, commission meetings and City Council Meetings. The list above represents the needs the community is asking to have addressed as well as needs based upon new requirements handed down by the State of California and Federal Government Agencies. Additionally, some of these items are contemplated as part of the City's Capital Improvement Plan which is vetted annually by City Council as well as by city staff.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market in the City of Watsonville suffered a substantial downturn due to the worldwide recession and financial system collapse that occurred in late 2008. The market price for “for sale” housing dropped by over 30% and in some cases that were mostly concentrated in the newest homes in town, the losses exceeded 50%. As one might expect, this resulted in a halt to any development of new homes for over 7 years. Somewhat surprisingly, rents did not see a corresponding magnitude in price reduction, as demand for rental units continued to be high throughout the economic downturn that followed. This can be attributed to the strong demand for housing that results from a large farm worker population and due to Watsonville’s proximity to less hard hit areas such as Silicon Valley.

As the economy has recovered many of these losses have been recouped, and prices have returned to just slightly lower than pre-crash numbers. At the same time, demand for rental housing has also increased and there has been a corresponding increase in rents. Again, this current high demand is the result of a stable community of low income farm workers plus pressure from surrounding areas that have the highest housing prices in the country. These adjacent areas also severely limit the ability to build new housing, which further exacerbates the problems of having high housing cost and in an area with a number of low wage and seasonal jobs.

As the economy has improved and demand for housing has increased, Watsonville has seen an increase in applications to develop new housing. However, most of the new housing proposed does not include a large increase in units that will be affordable to most of Watsonville’s existing residents. Proposals for new multi-family units have primarily been market rate projects. Proposals for detached single family houses will include inclusionary low income housing as required by City Ordinance.

Data regarding the condition of existing housing, including inventory of housing available to persons with special needs, is not available except as already provided and discussed in other Plan sections related to housing needs, public housing, homelessness, and housing market analysis.

There are a number of factors that can impact development such as market conditions, environmental/physical constraints, government codes, and budgetary limitations. Watsonville is located in a very high cost of housing area, which makes it challenging in addressing the housing needs of the community. The high cost of housing is directly attributable to the artificial limits on housing growth that are placed on the City by the County and State. The City continues to seek opportunities to address its housing needs through infill strategies and a proposed Expanded Urban Service Line that could potentially allow annexation of additional buildable land to the City limits.

The City of Watsonville has a limited number of facilities that operate in the City of Watsonville and offer housing/shelter service including the Interfaith Satellite/Winter Shelter, the Pájaro Valley Shelter Services and the Salvation Army Complex.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City has a total of 14,494 housing units with approximately 45% of the units occupied by owners and 51% by renters. Most of the units are single family structures (61%) followed by multi-family buildings containing 2 or more units (31%). The remaining 8% are comprised of other types of units such as mobile homes, recreational vehicles, etc.

Because of certain geographic constraints and policy decisions, the majority of new housing will consist of mainly infill projects within existing neighborhoods. Any new for sale developments will be required to provide a percentage of the housing available for purchase by low to above moderate income households through the City's Inclusionary Housing Program. These household incomes are lower than Federal and State limits as they are based on 70% of the area median income adjusted for household size.

Over the next five years, the City will continue to work with developers to provide new rental housing affordable to low income households by offering financial as well as non-financial incentives in exchange for affordability covenants. However, due to the loss of redevelopment funds and other limited financial resources, the number of new affordable rental units (approximately 20) is expected to be much lower than in previous years.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	8,075	55%
1-unit, attached structure	1,035	7%
2-4 units	2,150	15%
5-19 units	1,580	11%
20 or more units	990	7%
Mobile Home, boat, RV, van, etc	915	6%
Total	14,745	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	35	1%	595	7%
1 bedroom	30	1%	1,425	17%
2 bedrooms	1,510	27%	3,675	43%
3 or more bedrooms	4,055	72%	2,890	34%

	Owners		Renters	
	Number	%	Number	%
Total	5,630	101%	8,585	101%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In addition to the public housing complexes located in the City of Watsonville, there are 12 other affordable apartment complexes with a total of 740 units. Of these units, 675 are available to renters with household incomes at or below 80% of the area median income (AMI) limit and 23 are available to moderate (120% of AMI) income renters.

Over 200 properties, either owned and occupied or rented to households at or below 80% of the AMI, have been assisted through the City's Housing Rehabilitation Program over the last 10 years. These properties consist of a mix of single family detached and multi-family buildings (containing up to no more than 4 units). Currently, 28 of the rental units that were assisted are restricted to households with incomes at or below 80% of the AMI. One of the properties, containing 25 mobile home sites, is restricted to owner occupants with income at or below 80% of AMI (low-income).

All of the apartment complexes are available for occupancy by a variety of households. However, one of the multi-family buildings (4 units) assisted through the City's Housing Rehabilitation Program is reserved to assist the elderly and disabled persons with incomes at or below 50% of the area median income limit.

The City also operates an Inclusionary Housing Program that provides housing for purchase by very low to above moderate income households and a First Time Homebuyer Program (FTHB) that provides low interest loans to low-income ($\leq 80\%$ of AMI) individuals. To date, the City has provided over 500 FTHB loans and has 250 units available for purchase through its Inclusionary Housing Program as follows: 5 Low Income, 86 Median Income, 56 Median Income and 103 Above Moderate Income. The income limits used by the City's Inclusionary Housing Program is calculated at 70% of the AMI and, therefore, lower than the income limits used for Federal and State Programs.

The City was last awarded a \$700,000 grant in 2011 from the State of California Housing and Community Development Department for its First Time Homebuyer Program. This Program provides deferred "silent second" mortgage loans to low-income homebuyers to make it more affordable to purchase a home in the City limits. Currently, the City has no active grants, but has over \$330,000 in program income that is available for future HOME eligible activities. The City will seek additional grant funding as resources permit.

In 2007, the City was awarded a \$600,000 grant by the State of California Housing and Community Development Department for its Owner-Occupied Housing Rehabilitation Program and another \$400,000 grant in 2010. An additional \$600,000 grant was awarded in 2011 for the City's First Time Homebuyer Program. These Programs provide deferred mortgage loans to low income homebuyers to purchase a home or low-income homeowners to repair the home they own and occupy.

The City's Inclusionary Housing Ordinance, which was adopted in 1991 and updated in 2001, requires developers to sell or rent a percentage of new housing units to low and moderate income households at an affordable price or pay an in-lieu fee. Only rental developments that receive some form of subsidy are subject to the Ordinance. These funds are used to help support affordable housing through development, acquisition, rehabilitation, and preservation of new and existing units.

These programs were also utilized to achieve these accomplishments. Some of these funding sources are no longer available or have diminished considerably. As a result, our goals may be lower than in the past. CDBG also provided some assistance to the rehabilitation activities noted above.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Only two units that were assisted through the City's Housing Rehabilitation Program are expected to be lost during this consolidated plan period due to expiration of their affordability restrictions.

Does the availability of housing units meet the needs of the population?

The vacancy rate for the City of Watsonville, according to the 2010 U.S. Census, is 4%, with the rate for rental units twice that of owner occupied units. Between 2000 and 2011, the population of Watsonville has increased 10%, with an 18% increase in the number of households per the data provided by the U.S. Census Bureau.

The population/household increase and the low vacancy rate, suggests that there is a need for additional housing units to meet current as well as future population growth.

Describe the need for specific types of housing:

Affordability is the highest factor affecting households in Watsonville as evidenced by the number of households experiencing high housing cost burdens. Watsonville has a severe housing need across the board, including seniors, those with disabilities, single-parent households, homeless. While housing is needed for all types of low income households, the greatest need is for housing that is affordable to extremely low income households, particularly families.

Discussion

Increasing the supply of housing and preserving existing housing, especially affordable housing, to meet the current and future needs of Watsonville is an important goal of the City. The City operates a variety of programs that provide financial as well as non-financial assistance to individuals as well as developers, social service agencies, public housing agency, landlords, etc. in the furtherance of this goal.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Over the last ten years, home values and rents have risen substantially. The median home value has more than doubled the median rent making it more costly to purchase than rent in Watsonville. In 2000, the number of renters and homeowners were fairly even, 52% and 48% respectively. Although the number of occupied units increased from 11,381 to 13,528 (a gain of 2,147 units) from 2000 to 2010, the majority of these units is occupied by renters. Only 481 owner occupied units were added, but the overall percentage of owner occupied units decreased, while the number of rental units increased by 1,666.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	497,600	337,000	(32%)
Median Contract Rent	925	1,133	22%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,289	15.0%
\$500-999	2,080	24.2%
\$1,000-1,499	3,365	39.2%
\$1,500-1,999	1,300	15.1%
\$2,000 or more	550	6.4%
Total	8,584	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,135	No Data
50% HAMFI	2,700	420
80% HAMFI	5,930	1,250
100% HAMFI	No Data	1,990
Total	9,765	3,660

Table 31 – Housing Affordability

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	976	1,180	1,597	2,058	2,296
High HOME Rent	1,021	1,168	1,403	1,613	1,780
Low HOME Rent	852	913	1,097	1,266	1,414

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

According to the 2011-2015 CHAS, there are 10,030 households with incomes at or below 80% of AMI, but only 1,670 units affordable at this income level. At the extremely low income level (0-30% of AMI), only 1,135 units are affordable for 2,995 renters (no unit information was not available for homeowners). The number of units (8,630) affordable to renters (3,400) at the other income levels exceeded the number of renters (unit information was not available for renters in the 100% HAMFI income category). However, the same is not true for owners; in this case, the number of owners (5,420) exceeded the number of units (3,660) affordable at the other income levels.

While there appears to be a shortage of affordable units for all households at or below 80% of AMI, rental housing for households at the extremely low income level and ownership units at all income levels are especially needed.

How is affordability of housing likely to change considering changes to home values and/or rents?

The median home value has risen 88% from 2000-2011 per Table 28 above, while the increase in rents was a little less than half that amount. After the market downturn in 2007-2008, many homeowners sold their homes for a loss or lost their homes to foreclosures and became renters. This downturn resulted in a significant drop in home values, making the homes more affordable to purchase. Unfortunately, many would-be home buyers lost out to investors and the availability of homeownership units became limited. The demand combined with the limited supply for ownership units has resulted in an increase in home values, making homeownership even less affordable.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent listed for Watsonville as of 2011 is \$953, which is comparable to the current Fair Market Rent (FMR) for efficiency units and lower than the FMR for the 1-4 bedroom units or High

Home Rents for all unit types. The percentage of renters paying more than the median rent is slightly lower than those paying less than the median rent.

The discrepancy between the numbers of rental units affordable to extremely low versus those at the other income limits, suggests that more needs to be done to provide affordable rental units for extremely low income households.

Discussion

Managing housing costs is challenging for most households, but especially challenging for those earning less than 30% of AMI. Making housing more affordable in Watsonville is an important goal as evidenced by the implementation of the City's Inclusionary Housing Ordinance in 1991, which was updated in 2001, and other Programs that support individuals, developers, and others who provide affordable housing and supportive services. However, given the financial constraints due to the loss of Redevelopment funds, the City's ability to meet the affordable housing needs of the community continues to be a challenge.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Over 60% of the total housing units in Watsonville are 35 years or older. These units are occupied by 85% of the total households in Watsonville. In addition, 63% of the households occupy a unit that was built before 1980, which may contain lead based paint and, if not maintained properly, could pose a threat to the occupants of the unit, especially children under the age of 6.

Definitions

Substandard Housing as defined in the City's current Housing Element is housing which does not meet the minimum standards contained in the State Housing Code in that it does not provide adequate shelter and endangers the health, safety or well-being of occupants.

Substandard but suitable for rehabilitation are units that are structurally sound and the cost of rehabilitation is considered economically warranted in that it does not exceed the after-rehabilitation value of the property.

Substandard but suitable for reconstruction, which is also considered rehabilitation, is any unit which is structurally unsound and the cost of rehabilitation is infeasible in that it would exceed the cost for a newly constructed unit as well as the after-rehabilitation value of the property.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,020	36%	5,260	61%
With two selected Conditions	160	3%	1,560	18%
With three selected Conditions	0	0%	30	0%
With four selected Conditions	20	0%	0	0%
No selected Conditions	3,435	61%	1,735	20%
Total	5,635	100%	8,585	99%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,135	20%	900	10%
1980-1999	1,085	19%	2,180	25%
1950-1979	2,295	41%	3,755	44%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	1,115	20%	1,750	20%
Total	5,630	100%	8,585	99%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,410	61%	5,505	64%
Housing units built before 1980 with children present				

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Watsonville has a significant stock of older homes with 85% (38% owner occupied and 47% rental) of the households occupying units that were built over 35 years ago. As a general rule, structures older than 30 years begin showing signs of deterioration and if not maintained properly will require rehabilitation. Data on the number of vacant units suitable or not suitable for rehabilitation is not available. This would require inspections of the units, which would not be performed unless an application for rehabilitation or complaint is received.

The high cost of homeownership in Watsonville results in limited financial resources available for owners to properly maintain their units as evidenced by the number households experiencing one or more housing problems. In addition, the high cost of housing, low rents, and number of renters experiencing one or more housing problems would suggest that landlords are also experiencing difficulty finding adequate resources to maintain their units.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead based paint (LBP) is presumed in any housing unit built before 1978 unless tested to prove otherwise. Title X of the federal regulations states that a lead-based paint hazard is “any condition that causes exposure to lead from lead-contaminated dust; bare, lead contaminated soil; or lead-based paint that is deteriorated or intact lead-based paint present on accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.” Thus, under this definition, intact lead-based paint on most walls and ceilings is not considered a “hazard,” although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. While most efforts to reduce lead hazards in housing will now be aimed at controlling lead based paint hazards as defined by Title X, Federal law makes one notable exception: in public and Indian housing, all lead-based paint must be abated when the housing is modernized.

Approximately 63% of the households in Watsonville occupy a housing unit that was built prior to 1979. It would be difficult to determine how many of these units contain LBP hazards without further information and testing.

Discussion

Like any tangible asset, housing is subject to deterioration and, If not properly and regularly maintained, can discourage investment, depress property values and impact the quality of life.

Maintaining and improving the quality of housing is an important goal for Watsonville. In addition to a Housing Rehabilitation Program, the City has an active Code Enforcement Program.

Homeowners who occupy their home and make less than 80% of AMI or rent to households that earn less than 80% of AMI are eligible for assistance through the Housing Rehabilitation Program. Rental units assisted through the Program are restricted from 5-20 years, for occupancy by households earning less than 80% of AMI and at an affordable rent set by the City. In addition, all units rehabilitated through the Program are tested for LBP and any hazards are abated.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of Santa Cruz County (HACSC) operates 8 public housing complexes and housing choice voucher (formerly Section 8) and Mortgage Credit Certificate Programs in Watsonville. HACSC has its own policies and procedures for inspections and maintenance of units they own or that are occupied by voucher users.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	51	234	3,986	42	3,944	103	1,067	885
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There 8 public housing developments in the City of Watsonville for a total of 135 units, 9 of which are wheelchair accessible. Currently, the HACSC does not have any project based vouchers in the City of Watsonville. However, as a result of their 2013 Project Based Voucher RFP, they have agreed to project base 11 units at the proposed Phippen Apartment Development in Watsonville. Of those 11 units, 6 units will be designated for persons with developmental disabilities.

All of the units are in good condition with a HUD inspection score of 91%. HUD considers all units as one single project and provides a rating for the entire program rather than individual scores for each development.

Public Housing Condition

Public Housing Development	Average Inspection Score
100-146 Seneca Court	N/A
225-239 Crestview Drive	N/A
308 Clifford Avenue	N/A
310-314 Clifford Avenue	N/A
320-326 Clifford Ave., and 179-195 Montebello Drive	N/A
50 Arista Court	N/A
55 Arista Lane	N/A

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Units are rehabilitated upon turnover or as needed and are in good condition as evidenced by the HUD inspection score previously listed.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Interior and exterior improvements are completed utilizing the Agency's capital funds. Over the past few years, energy efficiency improvements such as replacement of single pane with double pane windows and low flow toilets have been completed. In addition, all damaged siding and trim were replaced on all of the buildings and new landscaping, including irrigation, was installed at many of the complexes.

Units are completely rehabilitated upon turnover including but not limited to new flooring and energy efficient appliances and lighting and plumbing fixtures.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Various organizations in Santa Cruz County provide housing facilities and services to homeless individuals. Housing facilities available to the homeless individual include emergency shelters, transitional housing, safe havens, help with utility bills and permanent supportive housing opportunities. Support services for homeless individuals include outreach and engagement, housing location assistance, health care services, job education and training, substance abuse services, legal assistance, veteran services, childcare, domestic violence support mental health and food banks.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	137	0	140	161	0
Households with Only Adults	199	28	116	132	0
Chronically Homeless Households	105	100	0	128	0
Veterans	12	0	0	230	0
Unaccompanied Youth	0	0	17	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: The above information was obtained from the 2013 homeless point in time (PIT) and the HUD's 2014 Continuum of Care Homeless Assistance Programs Housing Inventory Count. Watsonville numbers are included in the Santa Cruz County counts.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Santa Cruz County has full range of mainstream employment services and benefits, e.g., CalWORKS, Medi-Cal, Supplemental Security Income (SSI), Cal Fresh (Food Stamps), veterans' benefits, benefits assistance, employment counseling, child care, and food and nutrition) delivered within all shelter and housing programs; referrals to in- and out-patient recovery programs; and specialized services for unique subpopulations, such as victims of domestic violence, emancipating foster youth, veterans, persons with HIV/AIDS and more. Community members regularly exceeded HUD employment and benefits outcome targets. For example, in 2013 24% of homeless people who exited CoC-funded projects had paying jobs, 35% had SSI, 12% had CalWORKS, 49% had Medi-Cal, and 41% Cal Fresh).

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Over the years, Santa Cruz County agencies, nonprofits, and faith groups have developed a considerable array of services to help overcome the homelessness crisis and meet other related needs, including outreach programs, information and referral tools, basic need services, mental health and substance abuse treatment, job training and placement, mainstream benefits assistance, family and childcare services, educational supports, and more. Some of these programs are not directly part of a shelter or housing program, such as the Homeless Persons Health Project (health outreach and services), Daytime Essential Services Center (daytime shelter, basic needs, and service linkages), the Homeless Garden Project (employment), the Shelter Project (basic needs assistance), Students in Transition program (educational services for children experiencing homelessness), and food programs. These bring critical services directly to people experiencing homelessness, but many are located in the City of Santa Cruz. Reducing and eventually ending homelessness will require increased outreach and services to underserved areas with large homeless populations, such as Watsonville.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are certain segments of the population with special needs that may have difficulties in finding community social service facilities as well as special supportive and housing services due to their special needs. The "special needs" groups include the elderly and frail elderly, persons with severe mental illness, persons with physical and/or developmental disabilities, persons with alcohol or other drug addiction, and because of the make-up of our area as an agricultural community a majority of our homeless are farm-workers.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The elderly, including the frail elderly, need access to facilities or programs that ensure safe, decent, affordable housing. Many elderly are on a fixed-income which impacts their ability to retrofit housing as the need for better accessibility increases. Likewise when the elderly are no longer able to care for themselves the need for in-home care or residential facilities for them becomes crucial. Over the next several years the vanguard of the "Baby Boomers" will begin to hit retirement age and their incomes will level since they will be past the peak earning years as a generation. Health care and supportive services will gradually become a larger concern as they get older, which will impact the system in a more dramatic fashion since they are the largest cohort to reach retirement age in US history.

As with the elderly, persons with mental, physical, and developmental disabilities also need access to facilities or programs that ensure safe, decent, affordable housing. The impacts for this group are different than those of the elderly because children and young adults are represented in this population. The length of time that they need supportive housing is generally much longer.

Public housing, primarily through the Veterans Assistance and Supportive Housing (VASH) Program offers housing vouchers with wrap around supportive services in conjunction with the Veterans Administration (VA) for former members of the armed services that need assistance. Former Service members are unfortunately more likely to become homeless than the population as a whole and suffer from very specific service-related disabilities and as such have very specific special needs. As documented in the previous sections, alcohol or drug addiction supportive services are needed to provide a safe environment for those afflicted in order for them to become sober and clean.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Persons with special needs such as the elderly and those with disabilities must also have access to housing in or community. The City of Watsonville is part of the Watsonville/Santa Cruz County Continuum of Care (CoC). Participating agencies include: Monarch Services/Defensa de Mujeres, Homeless Service Center, Pájaro Valley Rescue Mission, Pájaro Valley Shelter Services, Families in Transition, Santa Cruz Aids Project and the Santa Cruz Community Counselling Center.

Other available community resources for people returning from mental and physical health institutions are The Santa Cruz County Mental Health Team with services that include Coordinated Care Treatment Teams for Older Adults Team (60 and above with a complex medical condition) and Services are focused on older adults with a major mental illness and complex medical conditions who are in need of case management and medication services. They offer a Recovery Team (26 and above) that provides coordinated care to individuals with chronic mental illnesses with severe functional impairments, a South County Adult (SCA) Team that provides coordinated care to mental health patients living in Watsonville and the southern areas of Santa Cruz County who are in need of case management, medication services and therapy, and a Transition Age Youth (TAY) Team (Youth 18-25) that will coordinate care to young adults with a major mental illness who are in need case management, medication services, therapy as well as vocational and educational supports.

The Homeless Persons Health Project (HPHP) provides services throughout Santa Cruz County to homeless or marginally housed youth, adults, and families with children.

The Recuperative Care Center (RCC) is operated through a partnership between HSC and the County Homeless Persons' Health Project (HPHP), with the support and investment of Dominican Hospital/Dignity Health, Watsonville Community Hospital, Central California Alliance for Health, Hospice of Santa Cruz, the County Health Services Agency, and the Health Improvement Partnership.

This program serves up to 12 homeless adults, providing 24-hour shelter with meals, housekeeping, security, and onsite case management provided by HSC in combination with primary care, including medication management support, clinical social work and case management, provided by HPHP. RCC is not a licensed care facility, but instead combines 24-hour shelter with care and services tailored to meet the needs of homeless adults.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

A portion of the CDBG funds are directed to Low-income Housing via the City of Watsonville's Housing Rehabilitation program focusing on both renters and owners.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Funds have been used by removing architectural barriers for the disabled in City of Watsonville facilities such as Ramsay Park Family Center and the Watsonville Senior Center. As part of our Continuum of Care (CoC) affiliation partners such as Families in Transition, The Homeless Services Center, Pajaro Valley Shelter Services, Community Action Board/Shelter Project and Community Technology Alliance (our coordinated entry HMIS Lead) we continue working towards making it easier for our special needs residents to better function in our community.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

There are a number of factors that can impact development such as market conditions, environmental/physical constraints, government codes, and budgetary limitations. Watsonville is located in a very high cost of housing area, which makes it challenging in addressing the housing needs of the community.

Development costs vary depending on the type of development, cost of land, labor costs and environmental conditions. Costs associated with development are often reflected in the purchase price and rents. Watsonville has environmental and physical constraints in that it is surrounded by wetlands, sloughs, the Pajaro River and agricultural fields that affect both the cost and feasibility of development within the existing City limits. Geologic and flood hazards and the cost to mitigate those hazards affect the suitability of available land and cost to develop. The limited availability of land is caused by County actions; however, we continue to seek opportunities to address needs by utilizing infill strategies. In addition to exploring potential updates to the City's infill policies in order to allow higher densities in transit corridors, the City is proposing an Expanded Urban Service Line in its 2030 General Plan. If the Plan is approved, it could potentially allow annexation of additional buildable land to the City limits.

Government regulations and policies such as zoning, development standards, permit procedures and fees, and code requirements not only impact price, but also the ability to maintain, develop and improve housing. Development imposes short term costs, which include planning services and inspections, while also resulting in significant long term costs to maintain and improve the City's infrastructure and ability to provide other services such as police and fire.

In addition, the availability of mortgage financing affects a person's ability to purchase or improve a home. Most low income borrowers and homeowners lack the resources to purchase or improve existing housing and need assistance.

Budgetary issues at the local, state and national levels and Proposition 13 have limited the funding available to address local housing and infrastructure needs and supportive services. The elimination of local Redevelopment Agencies in February 2012 by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. All of these constraints can result in increased prices and overcrowding.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Watsonville's economy continues to improve after the massive downturn in 2008. There has been an increase in jobs, an increase in employment and several new companies have located here. We are still lacking critical infrastructure required to be competitive for many jobs that could be attracted. Broadband, transportation and workforce all are in need of critical upgrades. While Watsonville is home to many highly skilled jobs and has a suitable workforce, the agricultural nature of the community and surrounding region results in a large unskilled workforce, with an outsized portion of the working age population lacking in basic education. The city's workforce also is lacking in "middle skill" employees in spite of a growing number of middle skill employment opportunities.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,280	4,749	18	26	8
Arts, Entertainment, Accommodations	2,449	1,322	14	7	-7
Construction	1,069	720	6	4	-2
Education and Health Care Services	3,036	3,184	17	17	0
Finance, Insurance, and Real Estate	636	682	4	4	0
Information	201	146	1	1	0
Manufacturing	1,563	2,002	9	11	2
Other Services	697	457	4	2	-2
Professional, Scientific, Management Services	1,074	1,371	6	7	1
Public Administration	0	0	0	0	0
Retail Trade	2,414	2,166	14	12	-2
Transportation and Warehousing	414	367	2	2	0
Wholesale Trade	942	1,319	5	7	2
Total	17,775	18,485	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	25,210
Civilian Employed Population 16 years and over	22,920
Unemployment Rate	9.12
Unemployment Rate for Ages 16-24	25.00
Unemployment Rate for Ages 25-65	5.26

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	2,495
Farming, fisheries and forestry occupations	2,170
Service	3,000
Sales and office	4,695
Construction, extraction, maintenance and repair	5,790
Production, transportation and material moving	1,415

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,160	65%
30-59 Minutes	6,645	31%
60 or More Minutes	940	4%
Total	21,745	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	7,400	500	2,690

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	4,385	320	985
Some college or Associate's degree	4,785	325	1,360
Bachelor's degree or higher	1,875	180	270

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	570	1,375	2,020	3,755	2,055
9th to 12th grade, no diploma	1,045	1,215	1,125	1,100	455
High school graduate, GED, or alternative	2,140	2,025	1,600	2,060	975
Some college, no degree	2,335	1,370	1,415	2,120	515
Associate's degree	250	700	345	515	215
Bachelor's degree	270	460	450	810	425
Graduate or professional degree	15	105	215	290	240

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,088
High school graduate (includes equivalency)	22,104
Some college or Associate's degree	31,772
Bachelor's degree	46,689
Graduate or professional degree	67,622

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Watsonville is home to at least 17 national and international company headquarters. Due to Watsonville's location in one of the most fertile coastal valley plains, there is a significant sector of

employment that is centered around agriculture and food production. While this sector is an important part of Watsonville's employment picture, the number of well-paying jobs in low skill and moderately skilled labor has been shrinking since the passage of NAFTA. These jobs have been largely replaced by manufacturing in lifestyle industries such as bicycling and motor sports, fabrication of farm and food processing equipment, and in sales and marketing positions in a number of areas including food. Unfortunately, many of the jobs that have replaced the canning, sorting and food processing jobs are much higher skilled than the jobs that are no longer available. Other important sectors included natural food supplements, machining and fabrication, lifestyle manufacturing and sales and marketing.

Companies such as Driscolls, Martinelli's, Superior Foods, Fox Racing Shox, West Marine, Nordic Naturals and Whole Foods hire a significant number of skilled employees. These jobs range from factory work to jobs requiring advanced degrees in engineering, industrial design, sales, business and life sciences.

Describe the workforce and infrastructure needs of the business community:

Watsonville, like many communities, is missing key infrastructure and workforce components. Due to the high cost of housing and other economic factors, it is very difficult to import highly skilled workers in various industries. For instance, Fox Racing (Watsonville's largest private employer) reports that hiring key engineering and automotive experts requires moving people from low cost states such as Michigan, Ohio and Indiana to an area where housing prices are least affordable for a small metropolitan area. This is not unique to just one company. Furthermore, many companies in Watsonville report that mid-skilled workers who have command of basic computer and math skills are difficult to locate. Higher skilled workers and professional workers are available from adjacent areas such as Silicon Valley with similar cost of living issues, however certain specialty skills still must be imported and the cost of housing is a key detractor in hiring.

The infrastructure components missing in Watsonville include a significant need for additional fiber optic network expansion. Currently, Watsonville is served by only two pairs of fiber and some wireless connections. This makes it nearly impossible for Watsonville to attract any high tech or information intensive users. The City of Watsonville has partnered with the Central Coast Broadband Coalition in an effort to bring backbone infrastructure to Watsonville and a project is underway that should make significant inroads. However, Watsonville still lacks middle and last mile broadband infrastructure.

Watsonville also has some expensive upgrades to existing infrastructure that will need to be completed over the coming years. Due to the Chromium 6 concentration that naturally occurs in our City's wells, a new system that can remove most of the Chromium needs to be purchased. The City also has improvements that are needed to improve walkability and bicycle friendliness throughout out street network. We also need better and more efficient lighting, although much of our streetlight system has been updated to improve efficiency.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect

job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Watsonville has worked for the past 6 years to create a shovel ready 60 net acre business park. The primary problem with developing this land is the relatively large cost of building out infrastructure compared to the overall potential for development and the likelihood of having enough users come online at once to fund this extraordinary expense. To facilitate the development of this land, the City helped the property owners develop construction plans and cost estimates for the required infrastructure. In addition, the City devoted resources to applying for EDA funding for this parcel twice. Unfortunately, the EDA did not fund this project in spite of its importance and priority position in our Comprehensive Economic Development Strategy. Fortunately, the City and the property owners have seen a significant increase in inquiries regarding this land. There are several potential tenants investigating this property, and two that are rather far along in the decision making process. The City and the property owners believe that if one of these tenants decides to move forward that it will result in the construction of the needed infrastructure and will allow future growth in this area.

The potential tenants are exceptionally well-suited for our workforce, however, the City would like to see a diverse tenant base in this park at build out. Our analysis concludes that we will need more workers with college educations, primarily in STEM coursework.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Watsonville has a large number of highly educated individuals and a large number of adults with a high school or less education. This doesn't tell the whole story, but it is important to note the lack of middle skilled workers in this region. While this workforce does not have the required level of education for many employers, a number of new and incumbent Watsonville employers have found that in certain fields the hard working residents of Watsonville fit very well. These fields include food processing, fabrication, machining and repair. While this is positive, the income and security of Watsonville residents would be greatly increased by increasing the number of middle and high skilled workers in town.

Watsonville's most educated workers tend to work in technology fields. While many are able to find employment in the region, more often than not the high skilled tech sector residents are employed in Silicon Valley over 45 minutes away.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

As part of its implementation of the new Workforce Innovation and Opportunity Act, the local Workforce Investment Board (WIB) is working with sector businesses and employers to develop customized cohort based training opportunities with the Cabrillo College Corporate Education department, providing job seekers with industry recognized certificates leading to jobs that are in demand in the local and regional economy.

The WIB is seeking state Proposition 39 grant funding to operate a tri-County regional trades pre-apprenticeship program to youth and veterans in Santa Cruz, San Benito, and Monterey Counties preparing trainees to enter formal apprenticeship programs in the construction trades.

The WIB continues to use the WorkKeys online program to assess skill levels and provide proficiency documents for job seekers and employers; and to develop a regional plan to use common methods and strategies to inform employers about the certificates.

The WIB continues to promote the California Employment Development Department Employment Training Panel funds as an option for incumbent worker training for local businesses to increase the skill level of employees in order to remain competitive and preserve jobs.

Digital Nest: The Digital NEST is a high-tech space located in the heart of Watsonville. Young people ages 12-24 from Santa Cruz County have access to computers, software, Wi-Fi, and other digital tools and classes. They master skills necessary to thrive in the high tech, globally connected world in which we all live. Digital NEST does not stop at “training” – we turn our members into technology consultants who provide technology support services to local businesses, fostering entrepreneurship and fueling community economic development. Digital NEST teaches young people relevant skills including JAVA, HTML, PHP and other commonly used web development programming languages, web development and graphic design.

Cabrillo College: Cabrillo College, a state funded community college, is engaged in a number of workforce development efforts. They recently built the Solari Green Building Center, a space that has been designed to allow students to learn current building technology that also reduces occupant’s energy usage. These courses teach practical job skills including solar installation, welding, design, software, LEED project compliance and other skills that lead to stable well-paying employment.

Cabrillo also teaches general education courses that are designed to help meet current workforce needs. This includes math, computer, science and soft-skills that are required by local and regional businesses.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Following Goals will be coordinated with the Consolidated Plan:

- Manabe-Ow Industrial park Infrastructure and Flood Control Improvements.
- Downtown Area Revitalization
- Ongoing Implementation of Economic Gardening Plan
- Third Fire Station

Discussion

The City is working with several large expanding businesses that need a Central Coast location to build and occupy the city's last remaining greenfield development site. The development of the infrastructure supporting this business park is a key goal in the Santa Cruz County Comprehensive Economic Development Strategy. This development also includes an area set aside for workforce housing. This area has a proposed development that is expected to move forward soon. The development will include just over 90 units, of which 20% will be deed restricted for low and low-mod residents.

Watsonville is also working on a CEDS goal to improve the walkability and economic vitality of the Downtown Area. This effort included major changes to the streetscape, improved pedestrian facilities, improvements to downtown parks, improved parking systems, a new specific plan for Downtown and efforts to increase the number of residential units in the Downtown. These efforts are underway and have been consistently coordinated with the City's CDBG Action Plan. We intend to continue this.

The City has had an ongoing economic gardening effort in place for the past 6 years, which has resulted in a number of expanding businesses. This effort will continue for the foreseeable future.

The City is also seeking to reduce response times for calls for service from our Fire Department. To do so will require the construction and provision of a new fire station. As money becomes available, the City will leverage Federal, State and Local funds to complete this project.

The goals also include improving the walkability and transit access to residents, improving water supply management and increasing water supply reliability, improving infrastructure, improving business viability, streamlining permitting processes and improving community access to recreational opportunities. All of these efforts are underway.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Areas where households with multiple housing problems are concentrated are census tracts where a large number of households are experiencing 1 or more housing problem such as cost burden, overcrowding, lack of complete kitchen or plumbing facilities.

As discussed in previous sections, low income households comprise the majority of households experiencing one or more housing problems. In all but two of the census tracts (1107 and 1223) in Watsonville, between 51% and 100% of the households in each tract are experiencing one or more common housing problem with 30%-100% of the households in each tract experiencing 1 or more severe housing problem. The majority of the census tract 1107 consists of the Watsonville Municipal Airport and 1223 agricultural land, which is the reason for a lack of households experiencing housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Area of low income concentration is census tracts where at least 51% of the households have incomes at or below 80% of the AMI. Area of minority concentration is census tracts where the percentage of persons of a particular racial or ethnic group is at least 20 points higher than the total percentage of minorities citywide.

All but two of the census tracts (1107 and 1223) have high concentrations of low-income households. There are no areas of minority concentration, according to the definition above, except for Hispanics who are heavily concentrated in all census tracts except for tracts 1103 (downtown), 1107 (airport) and 1223 (agricultural land).

However, all of the Pacific Islanders are located in either Census Tract 1103 (downtown area) or 1105-02 (Freedom-Carey area), with the majority in the downtown area. American Indians and Alaska Natives are primarily concentrated in Census Tract 1105-02 (Freedom-Carey area). The Freedom-Carey area has the highest concentration of minorities, primarily Hispanic. Census Tract 1101, which contains a combination of new housing and senior housing, has the highest concentration of other racial groups that are not Hispanic. In addition, there is one Census Tract (1225), which is north of the Freedom-Carey area, where 100% of the households are Hispanic.

What are the characteristics of the market in these areas/neighborhoods?

There are 14,494 total housing units in Watsonville according to the 2007-2011 ACS. A significant number of these units (63%) were built over 35 years ago and are occupied by 85% of the total

households in Watsonville (38% owner occupied and 47% rental). As indicated previously, more than half of the units in each census tract experience one or more housing problem. However, 100% of the units in census tract 1225, which contains less than 1% of the total housing units in Watsonville, experience one or more housing problem. Census tract 1225 also has the highest concentration of extremely low income households but a larger percentage of owner occupied homes compared to the other census tracts.

Based on current U.S. Census data, 21% to 42% of the rental units in all of the census tracts containing housing units are subsidized. Foreclosure rates are relatively even throughout Watsonville, averaging 14% with census tract 1103 (downtown area) experiencing the least amount of foreclosures at 7%. Census tract 1103 has a larger percentage of rental units, which could account for the lower foreclosure rate.

Are there any community assets in these areas/neighborhoods?

All neighborhoods in Watsonville have access to parks, built out infrastructure and services. Watsonville is only 6.5 sq. miles and few locations in Watsonville are further than walking distance from most services. Watsonville's neighborhoods also enjoy access to transportation through the local transit district and through several services that provide transportation for persons with disabilities and those that cannot access regular transit services.

Are there other strategic opportunities in any of these areas?

Watsonville is mostly built out; however, there are several small areas that are opportunities to increase the affordable housing stock. The City is actively working with local developers, the local community college (Cabrillo) and University of California, Santa Cruz (UCSC) to deliver units on these properties.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City receives HUD funding under the Community Development Block Grant (CDBG) Program, which is designed to assist low and moderate income (LMI) households. The consolidated plan must also address special needs identified as the needs of elderly, persons with disabilities, homeless individuals and others.

To meet the community's needs, the Plan is guided by the following goals:

- Affordable Housing – Providing safe, decent affordable housing for extremely low to moderate income households, preserving and increasing the affordable housing stock and supporting housing programs for the homeless, including emergency shelter, transitional and permanent housing programs, and homeless prevention
- Economic Development – Provide opportunities to promote economic development and enhance housing stock by expanding economic opportunities through enhancement of downtown living areas and commercial/industrial environments through improvement programs
- Public Services – Enhance public safety and suitable living environments by: 1) Supporting Crime prevention and Code enforcement activities; increased affordable housing opportunities; and 2) By increasing supportive services to people with special needs, homeless persons, and low-income persons and families
- Public Facilities – Enhance the community's image and living conditions by fostering improved infrastructure , and parks conditions to serve low and moderate income needs including continued improvements with public facilities rehabilitation and infrastructure reconstruction

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City is not proposing any geographic area targeting. This table is therefore not included.

The City of Watsonville will use a need-based strategy, as opposed to place-based strategy, over the course of the five year planning period. In consultation with City staff, service providers, and community groups, no consensus of particular areas were identified as needing a high level of investment.

The City of Watsonville's Neighborhood Services Division reinforces the City's commitment to building strong neighborhoods through programs designed to increase communication between residents and city government, enhance community pride, encourage civic awareness and participation, and provide more effective coordination among City departments to address neighborhood needs. Deteriorated areas are targeted, and it is expected that working together with code enforcement, police, public works, and other public and private improvements, rehabilitation, or services to be provided will improve or arrest the decline of an area.

Certain types of projects, including affordable housing, homeless services and accessibility improvements, were consistently designated as high priority. Given the difficulties that already exist in implementing these types of projects, it does not make sense to further limit them to a certain area within the City, as most of the City, with few exceptions, is considered to be low-mod, and therefore the most of the City would be considered as needing a high level of investment.

The City plans to continue to identify the need for proposed projects on an annual basis through the citizen participation process. The City also plans to consult service providers and partners in determining the level of need for proposed activities.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Affordable Housing
	Description	Providing safe, decent affordable housing for extremely low to moderate income households, preserving and increasing the affordable housing stock and supporting housing programs for the homeless, including emergency shelter, transitional and permanent housing programs, and homeless prevention
	Basis for Relative Priority	Basis for Relative Priority Based on Needs Assessment. Providing and improving access to and the quality of housing is important in maintaining and enhancing the quality of life for all segments of the population in Watsonville.

2	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	Provide opportunities to promote economic development and enhance housing stock by expanding economic opportunities through enhancement of downtown living areas and commercial/industrial environments through improvement programs
	Basis for Relative Priority	Needs Assessment.
3	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Families with Children Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Services

	Description	Enhance public safety and suitable living environments by: 1) Supporting Crime prevention and Code enforcement activities; increased affordable housing opportunities; and 2) By increasing supportive services to people with special needs, homeless persons, and low-income persons and families
	Basis for Relative Priority	Needs Assessment.
4	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities
	Description	Enhance the community's image and living conditions by fostering improved infrastructure , and parks conditions to serve low and moderate income needs including continued improvements with public facilities rehabilitation and infrastructure reconstruction
	Basis for Relative Priority	Needs Assessment.

Narrative (Optional)

Priority needs were identified through a public input session, a survey, an online survey and the needs assessment. The survey questions covered housing, homeless, special needs, infrastructure, public facilities, public service, and economic development.

- Affordable Housing – Providing safe, decent affordable housing for extremely low to moderate income households, preserving and increasing the affordable housing stock and supporting housing programs for the homeless, including emergency shelter, transitional and permanent housing programs, and homeless prevention
- Economic Development – Provide opportunities to promote economic development and enhance housing stock by expanding economic opportunities through enhancement of downtown living areas and commercial/industrial environments through improvement programs
- Public Services – Enhance public safety and suitable living environments by: 1) Supporting Crime prevention and Code enforcement activities; increased affordable housing opportunities; and 2) By increasing supportive services to people with special needs, homeless persons, and low-income persons and families
- Public Facilities – Enhance the community's image and living conditions by fostering improved infrastructure , and parks conditions to serve low and moderate income needs including continued improvements with public facilities rehabilitation and infrastructure reconstruction

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Watsonville has high housing costs with more than half of the households making less than 80% of AMI, but contributing more than 30% of their income towards housing. Between 21-42% of the rental units throughout the City are subsidized and another 4,244 persons are on HACSC's waiting list for assistance. Rental assistance in Watsonville is offered through the Housing Authority of Santa Cruz County (HACSC).
TBRA for Non-Homeless Special Needs	Rental assistance in Watsonville is offered through HACSC and is intended to assist low income residents with or without special needs.
New Unit Production	<p>There are 10,030 households with incomes at or below 80% of AMI, but only 1,670 units affordable at this income level. Development is affected by a number of factors, as indicated in MA-40, which must be considered to determine the feasibility of a project.</p> <p>These factors have and will continue to affect the production of new housing units.</p>
Rehabilitation	Watsonville has a significant stock of older homes with 85% (38% owner occupied and 47% rental) of the households occupying units that were built over 35 years ago. High housing costs and low rents make it difficult for owners to find adequate resources to properly maintain their units as evidenced by the number of households experiencing one or more housing problem.
Acquisition, including preservation	The median home value has risen 88% from 2000-2011, while homeownership rates have decreased. Of the 13,800 total households in Watsonville, 7,320 are renters, 87% of which earn equal to or less than 80% of AMI. The high cost of housing combined with lower incomes affects a households ability to obtain or maintain housing.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City anticipates continuing to receive CDBG funding throughout the Consolidated Plan period. The City of Watsonville will continue to leverage CDBG funding in its First Time Homebuyer and Housing Rehabilitation Programs, which utilize multiple funding sources including HOME, CDBG, CalHome and Inclusionary Housing in-lieu fees. These Programs provide gap financing to make it more affordable for low income individuals to purchase a home and financial/technical assistance to low income homeowners or homeowners who rent to low income households make repairs to an existing home.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	714,155	80,000	0	794,155	2,856,620	Based on level funding in subsequent years.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG program does not have a matching requirement. The City does add local funds and other funds to further support many of the activities.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City, as Successor Agency to the former Redevelopment Agency (RA), has a number of vacant properties that may be used to support additional affordable housing projects over the next few years, and will be moving forward on the next steps related to previously owned RDA land.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Watsonville	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
COUNTY OF SANTA CRUZ	Government	Homelessness Non-homeless special needs Planning	Region
Housing Authority of Santa Cruz County	PHA	Public Housing	Region
Homeless Action Partnership	Continuum of care	Homelessness	Region
Community Bridges (AKA La Manzana Community Resources)	Community/Faith-based organization	Homelessness Non-homeless special needs public services	Region
Encompass	Community/Faith-based organization	Non-homeless special needs public services	Region
California Rural Legal Assistance, Inc.	Regional organization	Non-homeless special needs	Region
SECOND HARVEST FOOD BANK	Regional organization	Non-homeless special needs	Region
Family Service Agency of the Central Coast	Community/Faith-based organization	Non-homeless special needs	Region
WALNUT AVENUE WOMEN'S CENTER	Community/Faith-based organization	Non-homeless special needs	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Monarch Services (AKA Women's Crises Support-Defensa de Mujeres)	Community/Faith-based organization	Non-homeless special needs	Region
Pajaro Valley Loaves and Fishes	Community/Faith-based organization	Non-homeless special needs	Region
PAJARO VALLEY SHELTER SERVICES	Community/Faith-based organization	Homelessness Non-homeless special needs	Region
Watsonville Law Center	Community/Faith-based organization	Non-homeless special needs	Region
El Pajaro Community Development Corporation	Subrecipient	Economic Development Non-homeless special needs	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The South Santa Cruz County region of which, Watsonville is the primary residential and employment center, has an extensive network of services to provide services to low and moderate income people, the homeless and those with special needs. Most of these services are available within Watsonville, but some require that individuals seeking services travel to Santa Cruz or to the mid-county area. The largest gap is in the institutional delivery of affordable housing. As Watsonville is built-out to its jurisdictional boarder and only a handful of development sites still exist, construction of new affordable units is likely to cease except in infill situations within 5 years. Affordable units are scarce and rental assistance such as Section 8 is inadequate to meet the needs of the community.

A myriad of services are targeted to homeless persons in the Watsonville community. Those services include Counseling, Advocacy, Legal Assistance and Rental Assistance. Please reference the chart below for additional services that may be available to the Homeless and HIV positive individuals and families.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		X
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Food	X	X	X

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Service providers in the area are providing services to the homeless and special needs populations. Some are focused on specific missions and others are providing assistance including healthcare, food assistance, counselling, job training and mental health. While many focus on impoverished individuals, many of these agencies are working with any residents that need assistance regardless of means.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The primary issue facing persons experiencing homelessness is a lack of affordable housing and well-managed permanent supportive housing. There are also limited available emergency housing options, which are primarily driven by the high cost of housing. The special needs population fares somewhat better than the homeless, but the high cost of housing still creates service gaps.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Watsonville will continue to work with local, state, federal and non-profit resources to ensure that the institutional structure and service delivery system continues to improve, expand and to cover a broader portion of the at risk population. The City of Watsonville will also continue to support the local non-profit community and to encourage economic development with a focus on creating well-paying jobs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2019	2024	Affordable Housing		Affordable Housing	CDBG: \$100,000	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
2	Economic Development	2019	2024	Non-Housing Community Development		Economic Development	CDBG: \$115,000	Businesses assisted: 50 Businesses Assisted
3	Public Services	2019	2024	Public Services		Public Services	CDBG: \$133,859	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
4	Public Facilities	2020	2024	Public Facilities		Public Facilities	CDBG: \$173,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7320 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Providing safe, decent affordable housing for extremely low to moderate income households, preserving and increasing the affordable housing stock and supporting housing programs for the homeless, including emergency shelter, transitional and permanent housing programs, and homeless prevention
2	Goal Name	Economic Development
	Goal Description	Microenterprise Business Technical Assistance. Provide opportunities to promote economic development and enhance housing stock by expanding economic opportunities through enhancement of downtown living areas and commercial/industrial environments through improvement programs.
3	Goal Name	Public Services
	Goal Description	Youth Center Staffing - Enhance public safety and suitable living environments by: 1) Supporting Crime prevention and Code enforcement activities; increased affordable housing opportunities; and 2) By increasing supportive services to people with special needs, homeless persons, and low-income persons and families
4	Goal Name	Public Facilities
	Goal Description	Enhance the community's image and living conditions by fostering improved infrastructure, and parks conditions to serve low and moderate income needs including continued improvements with public facilities rehabilitation and infrastructure reconstruction

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During the 5-year plan, the City estimates that it will assist 8 extremely low, 55 low and 22 moderate income households through its existing housing programs.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority is not required to increase the number of accessible units, nor is the Housing Authority in a Section 504 Voluntary Compliance Agreement at this time.

Activities to Increase Resident Involvements

Public housing residents participate in a Resident Advisory Board that meets annually to review and discuss proposed changes to the Housing Authority's Agency Plan.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable. The Housing Authority of the County of Santa Cruz is designated as a High Performer for both their Housing Choice Vouchers and Low Income Public Housing programs.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

There are a number of factors that can impact development such as market conditions, environmental/physical constraints, government codes, and budgetary limitations. Watsonville is located in a very high cost of housing area, which makes it challenging in addressing the housing needs of the community.

Development costs vary depending on the type of development, cost of land, labor costs and environmental conditions. Costs associated with development are often reflected in the purchase price and rents. Watsonville has environmental and physical constraints in that it is surrounded by wetlands, sloughs, the Pajaro River and agricultural fields that affect both the cost and feasibility of development within the existing City limits. Geologic and flood hazards and the cost to mitigate those hazards affect the suitability of available land and cost to develop. The limited availability of land is caused by County actions; however, we continue to seek opportunities to address needs by utilizing infill strategies. In addition to exploring potential updates to the City's infill policies in order to allow higher densities in transit corridors, the City is proposing an Expanded Urban Service Line in its 2030 General Plan. If the Plan is approved, it could potentially allow annexation of additional buildable land to the City limits.

Government regulations and policies such as zoning, development standards, permit procedures and fees, and code requirements not only impact price, but also the ability to maintain, develop and improve housing. Development imposes short term costs, which include planning services and inspections, while also resulting in significant long term costs to maintain and improve the City's infrastructure and ability to provide other services such as police and fire.

In addition, the availability of mortgage financing affects a person's ability to purchase or improve a home. Most low income borrowers and homeowners lack the resources to purchase or improve existing housing and need assistance.

Budgetary issues at the local, state and national levels and Proposition 13 have limited the funding available to address local housing and infrastructure needs and supportive services. The elimination of local Redevelopment Agencies in February 2012 by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. All of these constraints can result in increased prices and overcrowding.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In 1991, the City of Watsonville adopted an Inclusionary Housing Ordinance as a means to provide affordable housing for persons at all income levels. The Ordinance was updated in 2001 and requires developers to sell or rent a percentage of units developed at affordable prices or rents for 45-55 years. this Ordinance was once more to remove "Only rental developments that receive some form of

subsidy are subject to the Ordinance". New construction that consists of less than 7 units has the option of paying a fee in-lieu instead of providing units. These funds are used to help support affordable housing through development, acquisition, rehabilitation, and preservation of new and existing units.

In addition, the City continues to seek out and obtain State and Federal Grants, such as HOME and CalHome, as well as other ways, to fund a variety of Programs or long term development costs. Two of these Programs: First Time Homebuyer and Housing Rehabilitation, provide financial assistance to low income households to make it affordable to purchase new or existing housing and/or low income homeowners or homeowners who rent to low income tenants to make repairs to existing housing. Other grants may assist with infrastructure improvements, operating costs for supportive services, youth programs, etc.

Barriers such as those discussed above are considered and addressed by the City when updating its Housing Element, Zoning Code and/or permit fees and processes. The limited availability of land is caused by County actions; however, we continue to seek opportunities to address needs by utilizing infill strategies. In addition to exploring potential updates to the City's infill policies in order to allow higher densities in transit corridors, the City is proposing an Expanded Urban Service Line in its 2030 General Plan. If the Plan is approved, it could potentially allow annexation of additional buildable land to the City limits.

Due to financial constraints, the City's ability to assist developers financially is limited. However, the City utilizes other mechanisms to facilitate development such as fee deferments, density bonuses, streamlined permit process, and varied development permits.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Preventing and ending homelessness is a HUD priority nationally and locally the City of Watsonville has partnered with many stakeholders in Santa Cruz County including policy makers, providers, funders, advocates, people with experience of homelessness and community members to create the Santa Cruz Community Strategic Plan to Prevent, Reduce, and Eventually End Homelessness. This plan, titled “All IN – Toward a Home for Every County Resident” was just adopted by our City, the City of Scotts Valley, The City of Capitola and the County of Santa Cruz. The plan includes eight priorities:

- Transforming the Crises Response System
- Increasing Access to Permanent Housing
- Integrating Systems and Community Support Ending Chronic and other Adult Homelessness
Ending Family Homelessness Addressing Needs in South County (Watsonville)Initiating a
Response to Youth and Young Adult Homelessness Ending Veteran Homelessness

The plan also addresses details achievement of the prior ten year plan: Housing, Health and Supportive Services.

Addressing the emergency and transitional housing needs of homeless persons

Our ultimate solution to ending homelessness in Santa Cruz County is permanent housing bundled closely together with supportive services. The most immediate need is housing. Other services should include but not be limited to multi-lingual trauma-informed case managers, benefits assistance, job ready placements, community outreach and education, and linkage to whole network of programs such as health treatment including mental health, corrections transition for those previously incarcerated, legal aid, transportation, VA services and employment opportunities.

Part of the strategy in reducing chronic homelessness in the area is inviting property owners incentives to relinquish / convert more rental properties from transitional housing to subsidized housing. A key element to this strategy is to educate the more property owners to the fact that rent is guaranteed each month on the properties and tenants are provided other social services including budgeting. By increasing the amount of subsidized housing available it will Reduce the average length of time persons are homeless, reduce returns to homelessness, reduce the number of families and individuals who are homeless and will improve the employment rate and income amount of families and individuals who are homeless.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Homelessness is one of the more pressing issues in Santa Cruz County as a whole. In 2019, Applied Survey Research (ASR) conducted a survey to determine the extent and needs of homeless people in Santa Cruz County. This study was reported in the Santa Cruz County Homeless Census and Survey and documented 2,167 homeless persons in Santa Cruz County, of who 370 resided in Watsonville. The primary reason for homelessness in Santa Cruz County is unemployment.

In recent years, the high cost of housing has placed an escalating burden on families in Watsonville. As moderate and lower income families increasingly can no longer afford the median-priced home, market conditions have led to a higher prevalence of overpayment, overcrowding, and substandard living conditions. Of all family households, single parents with children and large families are disproportionately impacted. To meet the unique housing needs of the disabled, the City offers and participates in various programs. Through the County Housing Authority, disabled households may receive rental assistance to help them afford housing in the community.

According to the 2019 point in time (PIT) study done by , homeless veterans in the area represent 15% of the total homeless population in the Santa Cruz County. . Many community partners such as the HUD – Veteran Administration Supportive Housing (VASH) and the Supportive Services for Veteran Families (SSVF) programs will work together for this community-wide, collaborative approach to end veteran homelessness in Santa Cruz County.

While the City of Watsonville sees all of the needs in our local community, severe funding limitations makes it impossible to address each and every need for assistance.

Some housing counseling is available in the Santa Cruz County jurisdiction by way of Families in Transition, Pajaro Valley Shelter Services, Housing Authority of Santa Cruz County and The Community Action Board. In addition, the City contracts with the Watsonville Law Center and Neighborhood Services of Silicon Valley to provide homebuyer education classes to potential homebuyers.

The Watsonville Law Center and the California Rural Legal Assistance Center both offer free or sliding scale landlord tenant dispute counseling.

Currently there is not a mechanism in place that tracks affordable housing complexes that may have vacancies but with the currently proposed coordinated entry system, this should become a reality in the County. However, the City does publish a list of affordable housing complexes located in the City limits.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being

discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The limited number of affordable housing in this area puts Watsonville and the Pajaro Valley way behind the curve of having an adequate supply. The County Housing Authority is not even taking names for waiting list because it is so long at this time. We are moving towards a coordinated entry system that would assist in reporting when a unit becomes available in local affordable housing complexes but at this time it is not yet been established. We do have a local partnership with the Watsonville Law Center that offers landlord-tenant mediation for those in need of that service.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Watsonville offers a Housing Rehabilitation Program that provides financial assistance to low income homeowners or homeowners who rent to low income tenants to make repairs to existing housing. Included in that assistance is testing for and abatement of lead based paint hazards in pre 1978 units, which is provided as a grant to the homeowner. Any contractor working with the Program are required to obtain EPA Lead-Safe Certification and use safe work practices when performing work on pre-1978 units.

In addition, homes purchased using the City's First Time Homebuyer or through the Inclusionary Housing Programs are inspected as part of the application process and any lead based paint hazards that are found must be abated prior to funding and/or purchase approval.

The City has one full time staff member that has been trained in Lead Based Paint Supervision and Monitoring requirements, and is also an EPA Lead-Safe Certification.

How are the actions listed above related to the extent of lead poisoning and hazards?

Over 60% of the total units in Watsonville were built before 1980, 10% or more of these units are occupied by children. Lead based paint testing and abatement will continue to be offered as part of the City's Housing Rehabilitation Program. All pre-1978 Homes purchased using the City's First Time Homebuyer or through the Inclusionary Housing Programs will continue to be inspected for any lead hazards and require abatement as a condition to receiving financial assistance and/or purchase approval.

Also, the City has and will continue to work closely with the County of Santa Cruz Health Department in resolving any suspected lead based paint incidents.

How are the actions listed above integrated into housing policies and procedures?

Requirements for lead based paint (presence, testing, and/or abatement) are included in the City's Housing Program Guidelines.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Watsonville has three primary approaches to reduce poverty:

- 1) Improving the education and skill level of the workforce;
- 2) Expanding job opportunities through economic development; and
- 3) Improving and expanding affordable housing.

This is accomplished by coordinating resources with other agencies and supporting non-profits that serve low income families and individuals as well as adopting land use policies that balance job creation and housing needs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

In addition to implementing land use policies that help to balance jobs and housing, the City of Watsonville has adopted an Inclusionary Housing Ordinance that provides affordable housing options for low to moderate income individuals and families. The Ordinance requires developers to sell or rent a percentage of new housing units to low and moderate income households at an affordable price or pay an in-lieu fee. Only rental developments that receive some form of subsidy are subject to the Ordinance. These funds are used to help support affordable housing through development, acquisition, rehabilitation, and preservation of new and existing units.

Watsonville has an Economic Development program that utilizes strategies of business retention, expansion, attraction and economic gardening. The economic development efforts are coordinated with the Santa Cruz County CEDS and staff participates in quarterly regional coordination meetings. Staff in Economic Development also works closely with the local school district, several charter schools, a local Community Development Corporation, the local SBDC, and the Workforce Investment Board to provide services including workforce development, business incubation/acceleration, STEM programs for youth and business planning assistance.

Watsonville also offers First Time Homebuyer and Housing Rehabilitation Programs, which utilize multiple funding sources including HOME, CDBG, CalHome and Inclusionary Housing in-lieu fees. These Programs provide gap financing to make it more affordable for low income individuals to purchase a home and financial/technical assistance to low income homeowners or homeowners who rent to low income households make repairs to an existing home.

The City's Code enforcement Program is another important tool in preserving and maintaining the quality of existing housing. Inspection and monitoring efforts provided by an active code enforcement

program ensure a safe and healthy environment and reduce the cost burdens that can impact affordability, especially when combined with other housing assistance programs. In conjunction with this program, the City has a Residential Relocation Assistance Ordinance, which is intended to assist tenants who may be involuntarily displaced due to unsafe conditions in rental housing.

Watsonville actively participates with other agencies and organizations to provide financial and non-financial services that address the needs of the community.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Community Development Department (CDD) staff is responsible for managing the operations of the CDBG Program and ensuring that CDBG funds are used in accordance with program requirements. This includes the administration and implementation of CDBG projects, such as housing rehabilitation and property acquisition, maintaining and monitoring agreements with other City departments implementing CDBG projects, and the administration and monitoring of subrecipient contracts. Additionally, CDD staff work closely with the Finance Department to ensure the appropriate and timely expenditure of CDBG funds.

INTERNAL MONITORING

CDBG projects implemented by the City are monitored on an on-going basis for compliance with CDBG requirements. CDD staff maintains documentation of grant compliance for each activity, including CDBG eligibility, National Objective compliance and NEPA requirements. CDD staff also work closely with other City departments that implement CDBG projects to ensure that all requirements are understood and met. CDD staff provides final approval of CDBG drawdowns, and reviews all expenditures for grant compliance before approval.

The CDD is also responsible for the timely expenditure of CDBG funds, a process that begins with the development of the annual Action Plan. Anticipated program income for the program year is estimated as accurately as possible and proposed Action Plan activities are reviewed for their readiness and probability of timely implementation.

CDD staff monitors timeliness continually throughout the year, determining the status of all CDBG activities, in order to anticipate potential problems. A thorough review of the status of all projects is conducted mid-way through the program year. At this time, if any slow-moving projects are identified, or if unanticipated program income has been received, additional projects will be proposed in an Action Plan Amendment.

SUBRECIPIENT MONITORING

CDBG subrecipients will be monitored annually to ensure their compliance with all regulations and requirements governing their administrative, financial and programmatic operations, and to verify achievement of their performance objectives within schedule and budget. The objectives of the monitoring review are to:

- Evaluate subrecipient accomplishments and achievements;
- Determine areas of non-compliance;
- Assist in resolving compliance problems; and
- Strengthen channels of communication between the City and the subrecipient.

At the beginning of each program year, CDD staff will evaluate each subrecipient for classification as a High Risk Subrecipient (per 24CFR 85.12) using the following criteria:

- Is subrecipient new to CDBG?
- Is there high turnover in key staff positions?
- Are there past compliance or performance problems?
- Are activities high risk (acquisition, housing, economic development)?
- Are there multiple CDBG-funded activities for the first time?

Subrecipients classified as High Risk will be scheduled for more frequent monitoring.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City anticipates continuing to receive CDBG funding throughout the Consolidated Plan period. The City of Watsonville will continue to leverage CDBG funding in its First Time Homebuyer and Housing Rehabilitation Programs, which utilize multiple funding sources including HOME, CDBG, CalHome and Inclusionary Housing in-lieu fees. These Programs provide gap financing to make it more affordable for low income individuals to purchase a home and financial/technical assistance to low income homeowners or homeowners who rent to low income households make repairs to an existing home.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	714,155	80,000	0	794,155	2,856,620	Based on level funding in subsequent years.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG program does not have a matching requirement. The City does add local funds and other funds to further support many of the activities.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City, as Successor Agency to the former Redevelopment Agency (RA), has a number of vacant properties that may be used to support additional affordable housing projects over the next few years, and will be moving forward on the next steps related to previously owned RDA land.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$100,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit
2	Economic Development	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$40,000	Businesses assisted: 50 Businesses Assisted
3	Public Services	2020	2024	Public Services		Public Services	CDBG: \$133,582	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
4	Public Facilities	2020	2024	Public Facilities		Public Facilities	CDBG: \$330,000	Other: 2 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Goal outcome indicator and funding shown is per year.
2	Goal Name	Economic Development
	Goal Description	Goal outcome indicator and funding allocated is per year.
3	Goal Name	Public Services
	Goal Description	Goal outcome indicator and funding shown is per year.
4	Goal Name	Public Facilities
	Goal Description	Goal outcome indicator and funding shown is per year.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Five Year Consolidate Plan outlines proposed strategies for the expenditures of the City's CDBG funds with the goal to provide a suitable living environment by revitalizing low- to moderate-income neighborhoods, to assist disadvantaged, low-income, and homeless persons by providing adequate public facilities and services and generating affordable housing opportunities. This annual plan focuses resources in the areas of affordable housing, economic development, public services, and public facilities.

Projects

#	Project Name
1	Section 1089 Loan
2	Youth Center Staffing
3	Code Enforcement
4	Administration and Planning
5	Micro-enterprise Business Technical Assistance
6	Callaghan Park Fiber Optic
7	Parklets Program
8	Senior Center Kitchen ADA & Other Improvements Ph I
9	Davis Avenue Park Basketball Court Repair
10	City Plaza New Waste Receptacles
11	Contingency-Franich Park Accessibility & Parking Lot Improvements
12	Contingency-Marinovich Park Flag Pole Replacement
13	Contingency-Ramsay Park Accessibility and Parking Lot Improvements
14	Contingency-Senior Center Kitchen ADA & Other Improvements Ph II

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The priority needs identified in the City's Five-Year Consolidated Plan, the corresponding local objectives, and the specific activities to be undertaken during the 2020 Program Year to address each need are outlined below.

Affordable Housing

Several programs address the various local objectives to address the need for affordable housing in the

City.

Housing Rehabilitation

Homeownership Opportunities

Residential Code Enforcement

Targeted Code Enforcement

Economic Development

Small Business / Micro-enterprise Business Technical Assistance

Façade Improvement Program

Entrepreneur Support

Public Services

Youth Services

Local objectives of providing positive alternatives for youth in order to prevent juvenile crime and gang violence are addressed through several ongoing programs under the Police and the Parks and Community Services Departments.

Youth Programs Parks and Community Services

-

Parks and Community Services continued to support staffing for the coordination of a variety of a variety of youth services program primarily through the City's Youth Center. The center served 143-278 youth during each program year from 2010-2013.

Public Facilities (Infrastructure)

The City's infrastructure is improved by various Public Works projects, including reconstruction, rehabilitation, and/or addition of streets, sidewalks, and other types of infrastructure, and the removal

architectural barriers to accessibility for the physically challenged within public areas and ways.

Homelessness and Special Needs

Special Housing Need

Transitional Housing Programs

The City addresses the needs of the homeless and citizens with special needs by ongoing support of local service agencies through the City's Social Service Grant Program. Additionally, the City participates in the Santa Cruz County-wide Continuum of Care strategy through financial and human resources contributions to the Homeless Action Partnership (formerly the Santa Cruz County Continuum of Care Committee).

AP-38 Project Summary

Project Summary Information

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Section 108 Loan Repayment	Economic Development		Economic Development	CDBG : \$153,683
	Description	Planned loan repayment under Section 108. City used funds to construct a new downtown parking garage to spur on development and job creation. The project will fall under 19F-Planned Repayments of Section 108 Loans			
	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Project was originally a downtown parking lot. Now activity only includes planned loan repayments.			
2	Youth Center Staffing	Public Services		Public Services	CDBG : \$133,859

	Description	Funding will be used to provide recreational classes for local youth at the City's community center. These funds are critical to providing staffing and services to operate the facility. The classes provide an opportunity for youth to participate in a variety of sports, games and arts & crafts activities in a safe environment. The project will fall under 05D-Youth Services that will meet an LMC National Objective. The public services objective will be to provide such services to 300 low income youth who live in the City.			
	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	300 low income youth within the City			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	30 Maple Avenue, Watsonville, CA 95076			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Funding for Parks and Community services staff at the Gene Hoularis Waldo Rodriguez Youth Center, which provides recreational services to approximately 100 youth each day. The Youth Center provides a variety of recreation and neighborhood services programs that benefit the City's youth. The recreational programs will focus on, sports, games, arts & crafts, and other learning programs.			
3	Code Enforcement	Affordable Housing		Affordable Housing	CDBG : \$100,000
	Description	The proposed funding will be used to operate a code enforcement program in target areas throughout the City. This activity will fall under matrix dose 15-code Enforcement and will meet the LMA National Objective- 570.202 (C), focusing on geographic areas that are predominantly residential, benefit low to moderate income households and areas that are known to have deteriorated or deteriorating conditions. CDBG funds will be used for actual time of various staff involved in code enforcement in specific target areas, as well as legal costs for compliance enforcement. Logs will be maintained to track activities under the Program and to determine if the program is successful in arresting the decline in low income neighborhoods.			

	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	50 households that are in code violation located in identified areas below which represent the most deteriorated neighborhoods.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	<p>Eligible Targeted block groups located within the City limits that are primarily residential Low/mod income areas with deteriorated or deteriorating conditions;</p> <p>BLOCK GROUPS</p> <ul style="list-style-type: none"> • 1101002,1101004 • 1102001,1102002,1102004,1102005 • 1103001,1103004 • 1105011,1105013,1105014,1105021,1105022 • 1106003,1106005 • 1107001 			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	To address and inspect illegal and unsafe construction, substandard housing and property maintenance issues throughout the City. In addition, City staff will hold community educational trainings and presentations in low income areas to ensure that real properties do not reach a state of deterioration or disrepair.			
4	Administration and Planning				CDBG : \$84,190
	Description	Planning administration and management of CDBG Program. Oversight will include reporting, expenditure tracking, IDIS entry, action plan development, citizen participation, program guidelines, etc.			
	Target Date for Completion				

	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	N/A			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Planning administration and management of CDBG Program.			
5	Micro-Enterprise Business Technical Assistance	Economic Development		Economic Development	CDBG : \$75,000
	Description	In order to strengthen local entrepreneurship in Watsonville, the City will provide funds to a non-profit to manage the Plaza Vigil Business Incubator program, that focus on providing micro enterprise technical assistance. The activity will also provide funding for the Incubator Without Walls program which provides business training and technical assistance to Watsonville business start-ups and entrepreneurs. The technical assistance will be provide to low income persons who self-certify their income falls below 80% AMI and that their business has less than 5 total persons. The activity will fall under 18C-ED Micro-Enterprise and will accomplish LMCMC National Objective.			
	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information	50 business will receive technical assistance			

	for this discussion may be available on the AP-36 Project Detail screen.)	
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	23 E Beach Street, Watsonville, CA 95076
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Subrecipient grant to El Pajaro Community Development Corporation, a non-profit organization, for providing micro-enterprise business technical assistance and general technical assistance to small businesses. The Programs to be funded will be the Business Incubator Program and the Incubator Without Walls program
6	Callaghan Park Fiber Optic	Economic Development
	Description	Internet and Wifi connection at Callaghan Park for residents to use throughout the Park to address the digital divide that has been amplified by the pandemic. This site also serves as a site for distance learning for students and they would be able to access the network daily for school purposes. The City Recreation Division can also use the services for afterschool programming for students and parents. This project will fall under matrix code 18A-Economic Development and will meet LMA National Objective.
	Target Date for Completion	06/30/2021
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	1,255 low income persons who reside near the neighborhood park (census tract 1105.01, Block Group 1)
	Location Description (Note: Additional information for this discussion may be	225 Sudden Street, Watsonville, CA 95076

	available on the AP-36 Project Detail screen.)				
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	The park is widely used by residents but provides no internet or Wifi access. This project would solve this deficiency in that access points would also be installed so that residents visiting the park could log on to the network.			
7	Parklets Program	Economic Development		Economic Development	CDBG : \$65,000
	Description				
	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Citywide			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
8	Senior Center Kitchen ADA & Other Improvemnts Ph I	Public Facilities		Public Facilities	CDBG : \$150,000

	Description	The Watsonville Senior Center has an outdated kitchen with a poor layout making it hard to access and utilize by the Centers Senior Citizen participants. Upgrades inside the building are necessary to optimize access. Cabinetry, plumbing, fixtures, and furnishings would be re-done to comply with commercial kitchen codes. Additionally, the Centers existing single pane doors and windows would be replaced with double-pane units which will make the building more energy efficient and save heating and cooling costs. This project will fall under matrix code 03A Senior Centers and will meet the LMC National Objective 570.201(C)			
	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	7320 low income persons that utilize the Center			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	114 East Fifth Street, Watsonville, CA 95076			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	The Watsonville Senior Center has an outdated kitchen with a poor layout making it hard to access and utilize by the Center's Senior Citizen participants. Upgrades inside the building are necessary to optimize access and make it ADA compliant.			
9	Davis Avenue Park Basketball Court Repair	Public Facilities		Public Facilities	CDBG : \$30,000
	Description	The basketball court area reached its life span and is making a rough surface for park users and Police Activity League (PAL) program participants to play. Reconstruction of the concrete court surface and associated asphalt paving of the surrounding area would result from this project. This project will fall under matrix code 03F Parks, Recreational Facilities and will meet the LMA National Objective-570.201(C)			
	Target Date for Completion	06/30/2021			

	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	1,005 low income persons who reside near the park			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	37 Davis Avenue, Watsonville, CA 95076			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	Reconstruction of the concrete court surface and associated asphalt paving of the surrounding area			
10	City Plaza New Waste Receptacles	Public Facilities		Public Facilities	CDBG : \$18,000
	Description	The plaza is the gem of downtown Watsonville and will upgraded waste receptacles that are compliant with Solid Waste and Recycling Regulations to serve the public and keep the park sanitary.This project will fall under matrix code 03F-Parks, Recreational Facilities and will meet the LMA National Objective-570.201(C).			
	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	An estimated 16,382 of low-mod income persons utilize the City Plaza.			

	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	358 Main Street, Watsonville, CA 95076			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	This project would replace approximately 12 permanent waste receptacles at the City Plaza Park in Watsonville.			
11	Contingency -Franich Park Accessibility & Parking Lot Improvements	Public Facilities		Public Facilities	CDBG : \$20,000
	Description	This project includes resurfacing the asphalt parking lot and enhancing ADA parking stalls to improve accessibility and improve public infrastructure at Franich Park. The existing parking lot would be resurfaced, resealed, and re-striped to eliminate cracks, restore the lot, and improve ADA accessible parking stalls. This project will fall under matrix code 03F-Parks, Recreational Facilities and will meet the LMA National Objective 570.201.(C)			
	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be	1,005 low income persons who reside near the neighborhood park			

	available on the AP-36 Project Detail screen.)				
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	795 Vista Montanan Drive, Watsonville, CA 95076			
	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)				
12	Contingency -Marinovich Park Flag Pole Replacement	Public Facilities			CDBG : \$20,000
	Description	The current flagpole at Marinovich Park is not properly installed and requires a permanent anchor. The current condition is potentially unsafe and does not allow for a flag to be flown. This project will fall under matrix code 03F-Parks, Recreational Facilities and will meet the LMA National Objective 570.201(C)			
	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	1,005 low income persons who reside near the neighborhood park			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	121 Second Street, Watsonville, CA 95076			

	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	This project would remove an existing flagpole at Marinovich Park and replace it with one that is structurally sound.			
13	Contingency -Ramsay Park Accessiblitiy and Parking Lot Improvements	Public Facilities		Public Facilities	CDBG : \$400,000
	Description	The park is currently deficient of dedicated sidewalks and pathways for pedestrians that are forced to walk along edges of the parking lot shared with cars. There is also no pedestrian access from Main St. to the Community Center and other park amenities. Additionally, the park is used as a gateway to commute to nearby schools, shopping centers, and residences. The parking lot is severely deteriorated and uneven, posing safety issues. Furthermore, there is very little ADA-accessible routes and the pedestrian conditions for the public using park are unsafe, which discourages park usage. This project would greatly expand and enhance pedestrian facilities, ADA-compliant access, and non-vehicular access throughout the park with the installation of sidewalks, transitions, trails, ADA ramps, striping, and parking lot resurfacing along with generally rehabilitating and preserving the public infrastructure for the future.			
	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	An estimated 16,382 of low-mod income persons utilize Ramsay Park.			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	1301 Main Street, Watsonville, CA 95076			

	Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	This project includes installation of several pedestrian and accessibility improvements at Ramsay Park. The existing parking lot would be resurfaced, resealed, and re-striped to eliminate severe cracks, uneven surfaces, restore the lot, and reconfigure striping with improved ADA accessible parking stalls around proposed pedestrian improvements. Additionally, new pedestrian sidewalks, pathways, and ADA ramps, railings would be installed and existing non-compliant ADA features renovated for ADA compliance at the park entrance, parking lot perimeter, West-side of the park, and at the picnic/playground area to provide improved and safer access to the and surrounding neighborhood.			
14	Contingency-Senior Center Kitchen ADA & Other Improvements Ph.II	Public Facilities		Public Facilities	CDBG : \$150,000
	Description	The Watsonville Senior Center has an outdated kitchen with a poor layout making it hard to access and utilize by the Centers Senior Citizen participants. Upgrades inside the building are necessary to optimize access. Cabinetry, plumbing, fixtures, and furnishings would be re-done to comply with commercial kitchen codes. Additionally, the Centers existing single pane doors and windows would be replaced with double-pane units which will make the building more energy efficient and save heating and cooling costs. This project will fall under matrix code 03A Senior Centers and will meet the LMC National Objective 570.201(C)			
	Target Date for Completion	06/30/2021			
	Estimate the number and type of families that will benefit from the proposed activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	7320 low income persons utilize the center			
	Location Description (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)	114 East Fifth Street, Watsonville, CA 95076			

	<p>Planned Activities (Note: Additional information for this discussion may be available on the AP-36 Project Detail screen.)</p>	<p>The Watsonville Senior Center has an outdated kitchen with a poor layout making it hard to access and utilize by the Center's Senior Citizen participants. Upgrades inside the building are necessary to optimize access and make it ADA compliant.</p>
--	---	--

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Not applicable. Entitlement funding will be distributed citywide, as eligible.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Not applicable.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City currently operates First Time Homebuyer, Housing Rehabilitation and Inclusionary Housing Programs, all of which are designed to further the affordable housing needs of the community. Funding for these Programs is provided by multiple funding sources including HOME, CDBG, CalHome and Inclusionary Housing in-lieu fees.

While there are only a few direct services located in Watsonville, the City will continue to work with the Continuum of Care and other agencies that provide direct supportive services.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	460
Special-Needs	0
Total	460

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

Rental assistance is provided through the Housing Authority of Santa Cruz County. In addition, funding constraints at the local, State and Federal levels have limited the funding available to accomplish some of the goals such as developing and acquiring housing. Consequently, Watsonville relies on private developers, non-profits, public housing and social service agencies to provide the majority of affordable housing and assists mainly through its development process.

AP-60 Public Housing – 91.220(h)

Introduction

There are 8 public housing complexes located in the City of Watsonville. These complexes are owned and operated by the Housing Authority of Santa Cruz County (HACSC). In addition, HACSC offers housing choice voucher (formerly Section 8) and Mortgage Credit Certificate Programs that can be used in Watsonville. HACSC also offers Project Based Vouchers (PBV), however, Pippen Apartments is the only project located in the City that has been approved for use with these vouchers. HACSC has its own policies and procedures for inspections and maintenance of units they own or that are occupied by voucher users.

Actions planned during the next year to address the needs to public housing

The Housing Authority of Santa Cruz County (HACSC) has issued a request for proposals for Project Based Vouchers (PBV). This Request for Proposals (RFP) is published on an annual basis to provide interested parties in the community with the opportunity to request additional Project Based Vouchers.

Although HUD allows housing authorities to use up to twenty percent (20%) of its voucher program for PBV, HACSC has taken the position that in most circumstances the public interests are best served when families who receive rental assistance have the freedom of choice to lease a unit in their neighborhood of preference. While the Housing Authority will consider applications for PBV on an ongoing basis, there is no guarantee that any proposal will be selected as a result of the annual RFP. However, in tight rental markets voucher holders may have difficulty finding a unit to lease with their voucher. Therefore, project based units can be an important compliment to portable vouchers, and ultimately add to the choices available to voucher holders.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority administers a small Family Self Sufficiency (FSS) program for Low Income Public Housing tenants and Housing Choice Voucher program participants. Through this program, FSS families establish a self-sufficiency goal. As the household makes progress toward their goal, and their income increases, the Housing Authority puts the increase in their portion of rent into an escrow account on their behalf. When the family achieves the goal, they receive

all of the money in the escrow account. Some families in this program have established a goal of homeownership and have used their escrow money towards the down payment of a home. Public housing residents also participate in a Resident Advisory Board that meets annually to review and discuss proposed changes to the Housing Authority's Agency Plan.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. The Housing Authority of the County of Santa Cruz is designated as a High Performer for both their Section 8 Housing Choice Voucher and Low Income Public Housing programs.

Discussion

In addition to the above actions, the HACSC will continue to offer housing choice vouchers and operate the existing public housing units located in Watsonville. The City will continue to support the efforts of the HACSC, and to pursue any available opportunities to support the development of additional affordable housing.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Watsonville is part of the Homeless Action Partnership (HAP) is a broad-based, community-wide action team, which has met every two months since 1996 to implement a Continuum of Care (CoC) strategy for resolving homelessness. The HAP's vision is that all Santa Cruz County residents will have the stable housing and appropriate services they need to live in dignity and reach their highest potential. Its mission is to develop and implement a coordinated system of housing and services for preventing and ending homelessness in Santa Cruz County. A CoC strategy organizes and delivers housing and services to meet the specific needs of homeless people as they move from the streets to stable housing and maximize self-sufficiency. A CoC strategy includes housing and services for a variety of homeless subgroups, including families, chronically homeless, seriously mentally ill, chronic substances abusers, veterans, persons with HIV/AIDS, victims of domestic violence, and unaccompanied youth.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Watsonville has several short term goals for addressing homelessness over the next program year. These include The vision of the strategic plan is that the diverse residents of Santa Cruz County will have access to safe, stable housing, will have residents will have incomes to support their well-being, and will have access to culturally competent services empowering them to meet their basic needs and lead dignified lives.

Our mission is to prevent, dramatically reduce, and eventually end homelessness and its impact on communities throughout Santa Cruz County by implementing effective programs and strategies, by working collaboratively to increase key resources and change systems to better meet the needs of diverse homeless sub-populations, and by engaging all persons and organizations needed to work together for these purposes.

The most recent Santa Cruz County Point-in-Time (PIT) count that information is available from was conducted on January 31, 2019. Enumeration teams consisting of approximately 95 local volunteers canvassed all 52 U.S Census Tracts in Santa Cruz County to directly observe persons in non-shelter, non-service, public locations. Local shelters and institutions reported their

occupancy for the night prior to the count to insure that all homeless individuals and families both sheltered and on the street, were counted. Individual needs were assessed via a full year of extensive community participation and feedback from over 250 stakeholders, including people who have experienced homelessness themselves. At the very core of these strategic priorities is the intent to use the evidence-based Vulnerability Index and Service Prioritization Decision Assistance Tool (VI-SPDAT)¹ to match individuals and families to the most appropriate housing and service intervention available. In this way, residents experiencing the longest-term, chronic homelessness – often the most visible – will be prioritized for services. As our Continuum of Care partnership evolves, we are moving to Implementing and operating a single coordinated entry system that will place homelessness data and data systems, including CoC-wide Homeless Management Information System (HMIS) into one secure database accessible by all of the CoC partners. This will make it even more possible to make “any door – the right door” for accessing services in our community.

Addressing the emergency shelter and transitional housing needs of homeless persons

The CoC’s goal is to limit the stay in transitional and emergency shelter and back into housing as quickly as possible, discharge planning as way to prevent homelessness among persons leaving other systems of care, and emergency shelter and transitional housing as an interim housing solution pending the availability of suitable permanent housing. Under the Ten Year Plan, community members:

- Delivered extensive prevention and rapid rehousing services (including financial assistance and housing stabilization services) through the federal HPRP, state administered Emergency Solutions Grants (ESG), federal CalWORKS Housing Support Program, federal Supportive Services for Veteran Families (SSVF) program, and County and City sources (that target senior and medically frail persons). Through a \$4 million HPRP grant alone, 14 agencies collaborated to serve 885 households (2,053 persons), 83% of whom retained or obtained permanent housing.⁴⁵ Coordinated strategically with representative from the Foster Care, Mental Health, Public Health, and Corrections systems to implement protocols to avoid discharging people to homelessness and to help prevent institutional recidivism.
- Developed new emergency shelter programs to cope with influx of persons newly homeless, including the 90-bed Rebele Family Shelter, 46-bed Paul Lee Loft Shelter for adults, and 12-bed Paget Center for homeless veterans, while maintaining a sizable preexisting stock of emergency shelter and transitional housing, serving varied

populations and subpopulations such as families, adults, seriously mentally ill, persons with drug or alcohol issues, emancipating foster youth, persons with HIV/AIDS, and farm workers.

- Piloted nationally recognized, innovative models of permanent supportive housing for persons experiencing chronic homelessness with serious mental illness and substance addictions, including the 13-bed Nuevo Sol project, 33-bed MATCH project, and 36-bed Shelter Plus Care program.
- Emphasized housing the most medically vulnerable persons as part of the national 100,000 Homes Campaign, succeeded in housing more 200 from this population, and the Housing Authority of the County of Santa Cruz created 120 Housing Choice Voucher preference slots for program participants.

Our short term goals (one to three years) are to 1. establish a countywide steering committee of representatives of the key partners serving families to develop a method for identifying families most in need of prevention services. 2. Target 10% of the permanent supportive housing beds and 50% of the rapid rehousing beds proposed above to families to meet the relative need. 3. Provide the new rapid rehousing programs in collaboration with existing family interim housing to assure a continuum of services. 4. Sustain existing family (and domestic violence) shelters to meet the scale of need (including for woman only and women with children). Coordinate common lengths of stay, self-sufficiency goals and outcomes among all family shelters. 5. Working with coordinated entry, develop a common policies and a shared family waiting list, making appropriate housing interventions, based on severity of need. 6. Link children experiencing homelessness and their families to the County Office of Education Students in Transition Program. 7. Advocate for a “limited local preference” for families experiencing homelessness who are on the waiting list for the Housing Choice Voucher Program.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming

homeless again

The Continuum of Care (CoC) is working on obtaining more permanent, supportive housing in our community by marketing and educating property and complex owners that subsidized housing is such a bad thing as some have stereotyped it to be. The monthly rent is guaranteed and supportive services such as budgeting and health care are often packaged with the voucher. This action should free up more transitional housing and make more emergency shelter available.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Community resources for people recently released from mental and physical health institutions are The Santa Cruz County Mental Health Team with services that include Coordinated Care Treatment Teams for Older Adults Team, a Recovery Team (26 and above) that provides coordinated care to individuals with chronic mental illnesses with severe functional impairments, a South County Adult (SCA) Team that provides coordinated care to mental health patients living in Watsonville and the southern areas of Santa Cruz County who are in need of case management, medication services and therapy, and a Transition Age Youth (TAY) Team (Youth 18-25) that will coordinate care to young adults with a major mental illness who are in need case management, medication services, therapy as well as vocational and educational supports.

Also serving this targeted population is The Homeless Persons Health Project (HPHP) provides services throughout Santa Cruz County to homeless or marginally housed youth, adults, and families with children.

The Recuperative Care Center (RCC) is operated through a partnership between HSC and the County Homeless Persons' Health Project (HPHP), with the support and investment of Dominican Hospital/Dignity Health, Watsonville Community Hospital, Central California Alliance for Health, Hospice of Santa Cruz, the County Health Services Agency, and the Health

Improvement Partnership.

Discussion

The City of Watsonville will continue to participate in the Santa Cruz County Continuum of Care (CoC) to find ways to assist homeless persons, especially chronically homeless individuals and families, veterans and their families and unaccompanied youth. The City will use a combination of federal, state, and local resources to rapidly re-house and stabilize homeless individuals, especially chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth. The City of Watsonville will work with local service providers, housing authorities, and the Veterans Administration via the CoC to secure housing assistance for the homeless in Santa Cruz County.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Many factors can impact development and affect affordable housing such as market conditions, environmental/physical constraints, government codes, and budgetary limitations. Watsonville is committed to finding ways to alleviate these constraints and address the needs of the community as previously discussed and outlined below.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Barriers such as those discussed previously are considered and addressed in the City's Housing Element and General Plan, which the City is currently in the process of updating. Programs such as the First Time Homebuyer and Housing Rehabilitation Programs will continue to be offered and the City will continue to operate its Inclusionary Housing Program to provide and preserve affordable housing. Code enforcement activities will continue to be carried out to eliminate blight, which can affect investment, depress property values and impact the quality of life in a neighborhood.

In addition, the City has and will continue to seek out funding available for programs that support affordable housing and/or to assist with costs associated with development of affordable housing. Financial and non-financial support will continue to be provided to other programs, developers and governmental agencies involved in affordable housing and supportive services. Watsonville has and will continue to actively participate with other agencies and organizations in programs and policies that could affect the housing or the quality of life in Watsonville.

Discussion:

Watsonville's budgetary constraints, which is further affected by decisions and issues at the state and national level, have limited the funding available to address local housing and infrastructure needs and supportive services. Consequently, the City has had to look for other ways of addressing the housing needs of the community.

AP-85 Other Actions – 91.220(k)

Introduction:

The greatest obstacle to meeting any underserved need is the lack of sufficient funding, including:

- Limited availability of funding from federal, state and other sources
- Limited availability of developable land
- High cost of housing and provisions in the area, which increases the difficulty of meeting affordable housing needs; and
- Reduced or frozen funding from the state, and other sources due to inadequate state revenue

Actions planned to address obstacles to meeting underserved needs

Most of the obstacles identified above are beyond the control of the City of Watsonville. The reduction in State and Federal funding limits the City's ability to address needs, however, staff actively seeks to leverage any funding to the extent possible and continue to lobby State and Federal agencies to provide adequate funding. The limited availability of land is caused by County actions, however we continue to seek opportunities to address needs by utilizing infill strategies. The high cost of housing is directly attributable to the artificial limits on housing growth that are placed on the City by the County and State, but the City is seeking to maximize the available opportunities to increase the supply of housing. In addition to exploring potential updates to the City's infill policies in order to allow higher densities in transit corridors, the City is proposing an Expanded Urban Service Line in its 2030 General Plan. If the Plan is approved, it could potentially allow annexation of additional buildable land to the City limits.

The City is committed to finding new ways to fund these activities through leveraging the existing available funds and by seeking to implement other special tax districts to deal with blight and poverty issues.

The City will continue to work with non-profit housing and service providers to collaborate on improving awareness and expansion of available resources to address the needs of the

homeless population.

Actions planned to foster and maintain affordable housing

Low to 0% interest loans will continue to be offered through the City's First Time Homebuyer and Housing Rehabilitation Programs. These Programs provide gap financing to make it more affordable for low income individuals to purchase a home and financial/technical assistance to low income homeowners or homeowners who rent to low income households make repairs to an existing home.

The City's Economic Development efforts have resulted in a substantial increase in jobs in Watsonville in spite of the slow recovery since the 2008 crash. The Economic Development program includes business retention, expansion, attraction and gardening efforts. While the City is constrained by a lack of developable land, the City has been able to find users for nearly all of the existing opportunity sites, and are actively working to rehabilitate and increase job density in areas that have underutilized spaces. The City also works with local partner agencies like the El Pájaro Community Development Corporation, the Small Business Development Center and the Workforce Investment Board to provide education, job training, incubation/acceleration and other efforts to ensure the workforce is properly trained and prepared to take new jobs as they become available. Staff also works closely with the local community college, universities and other institutions of higher learning to identify potential new business development opportunities, and to coordinate existing workforce needs.

Code enforcement is another important tool in preserving and maintaining the quality of existing housing. Inspection and monitoring efforts provided by an active Code Enforcement Program ensure a safe and healthy environment and reduce the cost burdens that can impact affordability, especially when combined with other housing assistance programs.

The City will continue to look for opportunities to assist developers, non-profits, and other providers in preserving and constructing affordable housing to meet the needs of the community. Currently, the City's main affordable housing resource is its Inclusionary Housing Program. This Program either collects an in-lieu fee for new construction or requires a percentage of new housing construction (7 or more units) be restricted for purchase or rent by low to above moderate income households at affordable prices. The income limits for this Program are based on 70% of the AMI. The fees collected are used to further affordable

housing goals.

Actions planned to reduce lead-based paint hazards

All applicants assisted through the City's Housing Rehabilitation Program will be provided information on lead based paint. If the unit was built prior to 1978, it will be tested for LBP and any hazards will be abated. Contractors working with the Program will be required to obtain EPA Lead-Safe Certification and use safe work practices when performing work on pre-1978 units.

In addition, those homes purchased using the City's First Time Homebuyer or through the Inclusionary Housing Programs will be inspected as part of the application process and any lead based paint hazards that are found will be required to be abated prior to funding approval.

Actions planned to reduce the number of poverty-level families

The City of Watsonville will support various public service programs, both with CDBG funding and its own General Fund, to provide essential services aimed at helping to reduce the number of poverty-level families, including supporting programs that meet the critical needs of family, such as food and medical care.

Actions planned to develop institutional structure

One of the Institutional gaps identified was that not all services are located in the City of Watsonville. As a result, residents must travel to receive some services. The City will continue to work with service providers to offer services in Watsonville, and will support those programs that do so. New applicants for Social Service Grant funding are required to complete a Focus Watsonville addendum that specifically seeks to identify services and resources provided in

Watsonville, including:

- What percentage of this grant will be used for Watsonville residents?
- How many unduplicated clients were from Watsonville last year?
- Do you have a Watsonville office?
- What is the number of your Watsonville Staff?
- How many of Watsonville staff speak Spanish?
- Race / Ethnicity of Watsonville staff and clients
- Briefly describe your accomplishments in Watsonville in the past 12 months
- Specify how you coordinate with other agencies to provide services in Watsonville.

A regional online and telephone referral service called 2-1-1 offers a comprehensive listing of services in the County.

Actions planned to enhance coordination between public and private housing and social service agencies

To ensure an environment of mutual cooperation is an important goal of Watsonville. City efforts to support local agencies, other jurisdictions, developers and providers of housing and supportive services will continue to involve participation on various boards, at various meetings and events as well as project collaborations. Opportunities to encourage and assist affordable housing efforts will continue to be pursued through improved development procedures, assistance and cooperation.

Discussion:

The City of Watsonville will continue to support providers of housing and supportive services utilizing all available resources to meet the needs of its residents and businesses. Many of the obstacles limiting the City's ability to meet these needs are beyond the City's control such as limited funding, lack of developable land, and government regulations imposed by the County and State. However, the City continues to actively pursue opportunities to expand available resources and identify other means of addressing the needs of its community.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Watsonville will follow all HUD regulations in the implementation of programs and activities in the 2020-2021 Annual Action Plan concerning the use of program income, forms of investment, and overall low- and moderate-income benefit for the CDBG program.

The following provides additional information about the CDBG program income and program requirements.

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	80,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	80,000

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

100.00%

This Action Plan is being designated as year one of a one-year overall benefit period consisting of 2015.

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING THE CITY OF WATSONVILLE SUBSTANTIAL AMENDMENTS TO THE FIVE YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) CONSOLIDATED PLAN FOR JULY 1, 2015, THROUGH JUNE 30, 2019, WHICH INCLUDES THE 2019-2020 ANNUAL ACTION PLAN AND AUTHORIZING THE CITY MANAGER TO SUBMIT SAME TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, INCLUDING ANY AMENDMENTS THERETO, AND ALL REQUIRED DOCUMENTS

WHEREAS, the City of Watsonville’s federal Consolidated Plan details the funding strategy for the CDBG for the period between 2015 and 2019. The Action Plan details each year within the 5 year Consolidated Plan and outlines the implementation of annual funding, which is developed through significant public input, analyses, and planning; and

WHEREAS, on or about May 14, 2019, the Council adopted Resolution No. 68-19 (CM) approving the CDBG Annual Action Plan for FY2019-2020 and authorizing the City Manager to submit the Plan to United States Department of Housing and Urban Development (HUD) for approval; and

WHEREAS, on March 27, 2020, Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act (H.R. 748, Public Law 116-136) making available \$5 billion in supplemental CDBG funding for grants to prevent, prepare for, and respond to the community impacts of the COVID-19 pandemic; and

WHEREAS, on April 28, 2020, the City Council adopted Resolution No. 57-20 (CM), approving Substantial Amendments to the 2015-2019 Consolidated Plan and 2019-2020 Annual Action Plan in order to receive and distribute \$443,984 in CARES Act funding; and

WHEREAS, in September 2020, the City was awarded an additional \$506,260 in CARES Act funding; and

WHEREAS, the City Council must approve another Substantial Amendment to the 2019-2020 Annual Action Plan in order to receive the funding.

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

1. That the City of Watsonville Substantial Amendments to the 2015-2019 Consolidated Plan, and 2019-2020 Annual Action Plan which includes the Citizen Participation Plan, is hereby approved, a copy of which is attached hereto and marked as Exhibit "A".

2. That the City Manager is hereby authorized and directed to submit, for and on behalf of the City of Watsonville, to HUD, the City of Watsonville Substantial Amendments to the 2015-2019 Consolidated Plan, and 2019-2020 Annual Action Plan which includes the Citizen Participation Plan, and any amendments thereto, and all required documents.

City of Watsonville Substantial Amendments to the 2015-19 Consolidated Plan and 2019-20 Annual Action Plan

The following is a summary and draft language that amends the 2015-19 Consolidated Plan and 2019-20 Annual Action Plan.

Background

The City of Watsonville's federal Consolidated Plan details the funding strategy for the Community Development Block Grant (CDBG) for the period between 2015 and 2019. The Annual Action Plan details each year within the 5-year Consolidated Plan and outlines the implementation of annual funding, which is developed through significant public input, analyses, and planning.

On March 27, 2020, Congress passed the Coronavirus Aid, Relief, and Economic Security Act (CARES) to support preparation for and response to the community impacts of the COVID-19 pandemic and identified additional funding for the City of Watsonville through its Community Development Block Grant (CDBG) Program. The City anticipates receiving an additional \$506,260 in CDBG dollars.

The City's Citizen Participation Plan (CPP) describes the efforts that the City will take to encourage its residents to participate in developing these plans. It also provides requirements for public process when a "substantial amendment" to the Annual Action Plan is proposed. The following changes constitute a substantial amendment and require public notice as described in the CPP:

- A 25% change in the amount allocated to a category of funding
- A significant change to an activity's proposed beneficiaries or persons served
- Funding of a new activity not previously described in the Action Plan.

However, due to COVID-19, the United States Department of Housing and Urban Development (HUD) has issued guidance that waives the Citizen Participation Plan requirements for entitlement recipients, provided that (1) no fewer than five days are provided for public comment and that (2) reasonable notice and the opportunity to comment is provided. Additionally, HUD has awarded supplemental funding through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) that requires programming in the 2019-20 Annual Action Plan.

Proposed Substantial Amendments

The City is proposing the following activities as an amendment to the 2019-2020 Annual Action Plan in order to reallocate current program funds from projects/activities that did not expend the projected funds within the fiscal year, as well as supplemental funding established by the CARES Act.

1. New activity: Emergency Housing Subsistence (Rental and Utilities Assistance)
2. New activity: Food Distribution Program

Public Process

The City of Watsonville is providing notice of a five-day public comment period as part of the HUD public participation exemption process from November 2, 2020 and ending November 10, 2020. Additionally, one public hearing will be held to provide opportunities for public comment:

- November 10, 2020 - City Council consideration of Substantial Amendments adoption, 5:30pm, Virtual Meeting,

Comments may also be provided to Angela Paz by email (angela.paz@cityofwatsonville.org), phone (831) 768-3082, or in writing addressed to:

City of Watsonville
Attn: Angela Paz
250 Main Street
Watsonville, CA 95706

The following changes will be made to the section AP-38 Project Summary in the approved 2019-2020 Annual Action Plan, as follows (**additions**):

AP-38 Projects Summary
Project Summary Information
Table 1 – Project Summary

10	Project Name	Emergency Housing Subsistence (Rental and Utilities Assistance)
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	Up to \$506,260 (321,947)
	Description	Rent and Utilities payments for no more than 90 days to low income households who have been affected by COVID-19.
	Target Date	9/30/20
	Estimate the number and type of families that will benefit from the proposed activities	Up to 100 low income households
	Location Description	N/A
	Planned Activities	Rent/Mortgage payments for no more than 90 days to low income households who have been affected by COVID-19.

11	Project Name	Food Distribution Program
	Target Area	Citywide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	Up to \$506,260 (160,000)
	Description	Food distribution to low income households who have been affected by COVID-19.
	Target Date	9/30/20
	Estimate the number and type of families that will benefit from the proposed activities	Up to 500 low income households
	Location Description	N/A
	Planned Activities	Food distribution to low income households who have been affected by COVID-19.

City of Watsonville
Public Works & Utilities Department

M E M O R A N D U M



DATE: October 22, 2020

TO: Matthew D. Huffaker, City Manager

FROM: Steve Palmisano, Director of Public Works & Utilities
Maria Esther Rodriguez, Assistant Director of Public Works & Utilities

SUBJECT: Watsonville Parklet Program

AGENDA ITEM: November 10, 2020 City Council

RECOMMENDATION:

Staff recommends that the City Council:

- 1) Adopt a resolution approving a trial Parklet Program in Downtown Watsonville; and direct staff to establish no more than two pilot locations, and
- 2) Introduce an ordinance to add Chapter 19 "Parklets" to Title 7 Public Works of the Municipal Code.

DISCUSSION:

Background

Over the last few years, the City has actively promoted events, infrastructure projects, and plans to invigorate the historic Downtown.

The recently approved Downtown Complete Streets Plan ("Plan") focuses on developing a safe and comfortable network of well-integrated multimodal transportation facilities to accommodate and welcome all types of users, including pedestrians, bicyclists, public transit riders and motorists. The Plan identifies improvements that provide comfortable access to area shopping and services for all users, attract businesses downtown, create a vibrant atmosphere, and improve facilities for people living with disabilities.

Parklet Program

A "parklet" is an outdoor temporary curb extension area with a small seating or community gathering area or bicycle parking area. The name "parklet" stems from the fact that these areas are constructed over street parking space(s). A parklet creates a safe, comfortable

and inviting pedestrian experience for the general public. Parklets are often temporary, proposed to be in place for one year.

Many neighboring cities have adopted parklet programs to provide more pedestrian friendly outdoor spaces in their core business areas. Parklets are not a new concept but have become more popular as a response to the outdoor dining and shopping executive orders and health guidelines since COVID 19.

Parklets would benefit businesses by providing an inviting seating or gathering area next to the business. Installation and operation of a parklet on City streets requires an encroachment permit and will only be permitted on streets with speed limits of twenty-five miles per hour or lower and only in commercial or business areas. Guidelines for location, materials and use are included in the proposed pilot parklet program.

City Sponsored Pilot Location

To provide an example of how a parklet can enhance downtown Watsonville, the City proposes to install a parklet as a pilot project at up to two locations. City staff will work with the adjacent business and property owners to ensure the location(s) chosen are supported by the neighboring businesses and will meet the requirements of the proposed pilot parklet program.

A parklet will include a raised platform, seating, landscaping, and a perimeter barrier on three sides for safety. A parklet is anticipated to cost approximately \$10,000 each for materials and labor.

Introduction of Ordinance

Parklets would be a new use within the public right of way. As such, it would be necessary to incorporate the proposed parklet into the Municipal Code. The Council will consider the introduction of an ordinance to allow for Parklets within the public right of way by amending the Municipal Code to add Chapter 19 "Parklets" under Title 7 "Public Works".

STRATEGIC PLAN:

The project supports strategic goals 03 Infrastructure & Environment by improving streets and 06 Public Safety.

FINANCIAL IMPACT:

Two parklets would cost approximately \$20,000 total and would be funded by CDBG grant funding and/or the General Fund.

ALTERNATIVES:

None.

ATTACHMENTS:

1. Parklet Program

cc: City Attorney



CITY OF WATSONVILLE PARKLET PROGRAM

WHAT'S A PARKLET?

"Parklet" refers to an outdoor temporary curb extension area that includes a small seating or community gathering area or bicycle parking area temporarily constructed over street parking space(s).

The purpose of a "parklet" is to create a safe, comfortable and inviting pedestrian experience for the general public

Permits will be issued by:
Public Works & Utilities Department
publicworks@cityofwatsonville.org
(831)768-3100

Construction Standards

- a. The parklet area must be located at least one parking space or twenty feet from any corner and 10 feet from any driveway.
- b. The parklet shall not be located in front of a fire hydrant, above a fire hydrant shut-off valve or over utility or manhole covers.
- c. The structure shall not impede the flow of curbside drainage and shall not be constructed over a storm drain.
- d. The parklet shall not replace blue zones designated for disabled parking.
- e. Parklets shall not be located in red zones or in front of bus stops.

Minor Encroachment Permit

Installation and operation of a Parklet on City streets requires an encroachment permit and will only be permitted on streets with speed limits of twenty five miles per hour or lower in commercial or business areas.



DESIGN ELEMENTS

a. The parklet shall not be more than six feet wide and shall provide four foot setbacks from each parking tee

b. The parklet length may consist of up to two parking spaces maximum per business and the parking spaces shall be located adjacent to the front of the business.

c. Reflective elements and Soft hit posts are required at the outside corners of the parklet structure.

d. Parklets should include permanent or movable seating and/ or bicycle parking/racks.

e. The parklet area shall provide all features necessary to comply with current American with Disabilities Act (ADA) requirements.

f. The platform surface shall be flush with the grade of the adjacent sidewalk with a maximum horizontal gap of one-half inch.

g. Bolting or penetrating the surface of the roadway in any way shall not be permitted.

h. Parklet must be closed off to pedestrians on 3 sides and open to the sidewalk side only with multiple entry points.

i. The edges/railings shall be spaced appropriately to allow for the ability to see inside the extension area during all hours.

j. The edges/railings shall be designed to discourage sitting on railings.

k. The top edge of the extension area edges/railings shall be round to prevent the resting of food and drinks.

l. The exterior edge/railing shall be a minimum of thirty inches tall.

m. Overhead elements (such as umbrellas) shall provide a minimum vertical clearance of eighty-four inches above grade and shall not obstruct any traffic control devices or signs.

n. There shall be no electrical fixtures or features within the extension area. All lighting must and originate from the associated business and maintain consistent/ steady level of lighting; Lighting may not shine into the street or otherwise interfere with vehicular travel.

o. Signage or other advertising matter is not permitted to be installed on or within the parklet. Sandwich board signs are prohibited at all times.

p. No heating elements (such as gas or propane patio heaters) are allowed.

q. Landscaping elements shall include low water use plants.



OPERATIONS AND MAINTENANCE

- Movable furniture (i.e. tables, chairs, umbrellas, etc.) and equipment shall either be removed from parklet area during non-business hours.
- Parklet area shall be maintained in good condition by applicant of permit.
- Landscaping shall be kept in good health; any dead or dying plants should be promptly removed and replaced.
- Smoking is not permitted within parklet
- Outdoor entertainment is not permitted within parklet
- Retail sales are not permitted in parklet

PARKLET GUIDANCE

Eligible Applicants

Persons or Entities:

1. Fronting ground floor business owner or operator
2. Fronting Property Owner

Eligible Locations

Parklets shall be limited to areas fronting commercial and business uses on streets with speed limits 25 MPH or below.

Allowed Uses

Bicycle parking, Public seating, Outdoor dining

Prohibited Uses

Advertising, amplified sound, retail sales, smoking, storage of materials, Consumption of alcohol except in conjunction with public eating establishment with a valid ABC license

Hours of Operation

Parklet shall be utilized for private use by applicant during permittee's business hours and for public use before and after permittee's business hours.

Temporary Use Term

Initial temporary use term is for one year. Extension beyond one year can be considered; City review and approval is required.

Location and Design Criteria

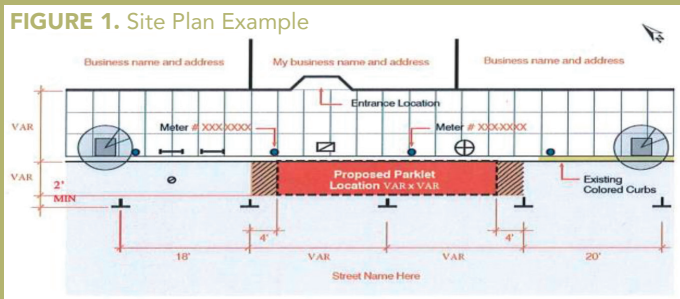
See Construction Standards and also refer to Figure 1 "Site Plan Example" - Parklet Application Process



HOW TO APPLY

1. Submit Initial Application

a) Site Plan (see Figure 1. Site Plan Example) Include as much detail as possible including all dimensions, building entrances, tree locations, utility boxes, etc.



b) Show and list elements proposed within the Parklet including tables, chairs, planter boxes, etc.

c) Proposed Purpose

Describe in detail how the Parklet is proposed to be used and hours of operation.

d) Consent Letters

Each applicant is responsible for conducting outreach to neighbors in the development of the proposed parklet prior to submitting application package. Outreach shall include neighbors, owners and tenants adjacent to the subject property. Documentation of support in the form of a letter, petition or e-mail is to be provided.

Applicant shall submit consent/ support from:

- Direct neighbors/ businesses
- Property Owner, if the applicant is the owner or operator of the business
- Fronting Business owner or operator, if the applicant is the property owner

e) APPLICATION FEE (Waived during COVID-19)

Permits will be issued by:

Public Works & Utilities Department

publicworks@cityofwatsonville.org

(831)768-3100

2. Initial Application Review

Public Works and Utilities Department (PW&U) will coordinate review of the application to ensure that the proposed Parklet meets program intent. City staff will review each complete application using the following criteria:

a) Parklet is supported by surrounding community

b) Parklet meets established location and design parameters.

c) Fronting business is in good standing without significant community complaints, violations or citations.

If the initial application meets above criteria, PW&U will notify applicant regarding Public Notice Period.

If the initial application **DOES NOT** meet the above criteria, the applicant will be notified. If the plans can be revised, the applicant will be given 10 days to resubmit.

3) PUBLIC NOTICE PERIOD

The PW&U will issue a "Notice of Application for a Parklet" ("Notice") to the Applicant. The Notice shall be posted by the applicant in a readily visible location in front of the business where the Parklet is proposed for ten (10) calendar days. The purpose of the Notice is to provide the public opportunity to express its support for or opposition to the application. If no objection is registered, the initial application will be accepted for the Parklet Program.

3) PUBLIC NOTICE PERIOD CONT.

OBJECTIONS RAISED DURING PUBLIC NOTICE PERIOD

a) If the City receives objections during the Public Notice Period, it will coordinate with the parties to determine if there are feasible alternatives to make the Parklet acceptable.

b) If objections can not be resolved, the City Engineer will make final determination on the application based upon the proposal, expressed concerns and overall benefit.

c) If City Engineer rejects application, the applicant may appeal the decision to the City Administration.

4) SUBMITTAL OF PARKLET PLANS & DOCUMENTS

After Initial Acceptance, applicant will be instructed to submit a fully detailed site plan that including elevations and cross sections prepared by a licensed professional engineer/architect. PW&U staff will work with applicant in a collaborative fashion to ensure Parklet design is appropriate and final drawings produced meet regulation requirements.

Parklet Plans shall include the following:

- Address Location Map Plan View
- Elevations
- Cross sections Structural Design*
- Construction Details*
- Accessibility Plan
- Other items as determined by City Engineer

*Applicants may utilize prefabricated /manufactured parklets that are available.

Applicant shall submit the following documents:

a) Insurances

i. Applicants Insurance (Parklet Use):

\$1,000,000 General Liability naming City of Watsonville as additional Insured

ii. Contractor's Insurance (Construction):

\$1,000,00 each for General Liability, Automobile Liability and Worker's Compensation& Employer's liability. City of Watsonville shall be named as additional insured.



b) Maintenance Plan

Submit plan describing maintenance activities to keep Parklet clean and inviting for the community. The plan should address maintenance, repair and/or replacement of the Parklet deck, furniture (built in and or moveable), plants and surrounding pavement as well as graffiti abatements and pest control.

5) CITY APPROVAL OF PLANS

PW&U will coordinate with Community Development Department to review the plans. Applicants may receive additional comments which will need to be incorporated into the final plan prior to permit approval. Revisions and resubmittals may be required. When application satisfies all Parklet requirements and pays any necessary fee, PW&U will grant final approval and issue Encroachment Permit for Parklet.

6) CONSTRUCTION OF PARKLET

Upon issuance of permit and as a condition of permit approval, the permittee is required to inform PW&U no less than 5 days before beginning any site work. Once installation is completed, PW&U will perform final inspection and acceptance.

7) MONITORING & COMPLIANCE

It is the responsibility of the permittee to ensure the Parklet remains in compliance with the conditions of its permit at all times. Regular maintenance activities should be performed per the required maintenance plan for the Parklet. The area should be kept clean and inviting for members of the public.



FOR QUESTIONS PLEASE CONTACT

Public Works & Utilities Department

publicworks@cityofwatsonville.org

(831)768-3100

ORDINANCE NO. Introduction (CM)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WATSONVILLE ADDING CHAPTER 19 (PARKLETS) TO TITLE 7
(PUBLIC WORKS) OF THE WATSONVILLE MUNICIPAL TO ALLOW
FOR PARKLETS WITHIN THE PUBLIC RIGHT OF WAY**

Table of Contents

SECTION 1. ENACTMENT.....	1
CHAPTER 19 — PARKLETS	1
Sec. 7-19.01 Purpose.....	1
Sec. 7-19.02 Definitions.	2
Sec. 7-19.03 Permits.	2
Sec. 7-19.04 Construction and design standards.	2
Sec. 7-19.05 Operation and maintenance.	2
Sec. 7-19.06 Inspection, supervision and fees.	3
SECTION 2. PUBLICATION.....	3
SECTION 3. EFFECTIVE DATE.....	3

o-0-o

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

SECTION 1. ENACTMENT.

Title 7 (Public Works) of the Watsonville Municipal Code is hereby amended by
adding Chapter 19 entitled Parklets to read in words and figures as follows:

CHAPTER 19 — PARKLETS

Sec. 7-19.01 Purpose.

The purpose of a parklet is to enhance the pedestrian ambiance by creating
useable outdoor spaces that encourages a sense of community and that provides a tool
for economic development.

Sec. 7-19.02 Definitions.

“Parklet” shall mean the extension of the sidewalk and or pedestrian path area to an outdoor temporary curb extension area that includes a small seating or community gathering area or bicycle parking area temporarily constructed over street parking space(s).

Sec. 7-19.03 Permits.

a) Required. No person shall construct, repair or reconstruct a parklet unless a written encroachment permit has been obtained from the Department of Public Works and Utilities. Parklets will only be permitted on streets with speed limits of twenty five miles per hour or lower and only in commercial or business areas.

b) Application: A written application shall be on a form approved by the City Engineer and shall include all requirements set forth in the guidelines for Parklets on file in the Public Works and Utilities Department and in the office of the City Engineer.

Sec. 7-19.04 Construction and design standards.

(a) All improvements shall comply with the construction and design standards and guidelines for Parklets on file in the Public Works and Utilities Department and in the office of the City Engineer.

(b) No materials shall be used in the construction, repair or reconstruction of any Parklet except as specified by the City Engineer.

Sec. 7-19.05 Operation and maintenance.

Operation and maintenance shall be in accordance with the guidelines for Parklets on file in the Public Works and Utilities Department and in the office of the City Engineer.

Sec. 7-19.06 Inspection, supervision and fees.

- (a) All work shall be done under the direction, supervision, inspection services and to the satisfaction of the City Engineer.
- (b) Fees shall be charged for permits and inspection services as approved by the Council and on file in the Public Works and Utilities Department.

SECTION 2. 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 3. EFFECTIVE DATE.

This ordinance shall be in force and take effect thirty (30) days after its final adoption.

RESOLUTION NO. _____ (CM)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WATSONVILLE ESTABLISHING AND ADOPTING THE CITY OF
WATSONVILLE PILOT PARKLET PROGRAM TO PROVIDE MORE
PEDESTRIAN FRIENDLY OUTDOOR SPACES IN COMMERCIAL OR
BUSINESS AREAS; AND DIRECTING STAFF TO SET-UP UP TO TWO
CITY-SPONSORED PILOT LOCATIONS**

WHEREAS, many neighboring cities have adopted parklet programs to provide more pedestrian friendly outdoor spaces in core business areas; and

WHEREAS, parklets are an inexpensive infrastructure innovation that can change the look and feel of a street by slowing down traffic, promoting walkability, and increasing economic activity.

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

1. That the Council does hereby establish and adopt the City of Watsonville Pilot Parklet Program, attached hereto and incorporated herein by this reference.
2. That staff is hereby directed to set-up up to two (2) City-sponsored pilot locations. Parklets will only be permitted on streets with speed limits of twenty-five miles per hour or lower and only in commercial or business areas.



City of Watsonville

PARKLET PROGRAM

DEFINITION

“Parklet” refers to an outdoor temporary curb extension area that includes a small seating or community gathering area or bicycle parking area temporarily constructed over street parking space(s).

The purpose of a parklet is to create a safe, comfortable and inviting pedestrian experience for the general public.



Parklet Example

MINOR ENCROACHMENT PERMIT

Installation and operation of a Parklet on City streets requires an encroachment permit and will only be permitted on streets with speed limits of twenty five miles per hour or lower in commercial or business areas.

Permits will be issued by Public Works & Utilities Department: 831-768-3100
publicworks@cityofwatsonville.org

CONSTRUCTION STANDARDS*

Location:

- a. The parklet area must be located at least one parking space or twenty feet from any corner and 10 feet from any driveway
- b. The parklet shall not be located in front of a fire hydrant, above a fire hydrant shut-off valve or over utility or manhole covers.
- c. The structure shall not impede the flow of curbside drainage and shall not be constructed over a storm drain.
- d. The parklet shall not replace blue zones designated for disabled parking.
- e. Parklets shall not be located in red zones or in front of bus stops

Design Elements:

- a. The parklet shall not be more than six feet wide and shall provide four foot setbacks from each parking spaces
- b. The parklet length may consist of up to two parking spaces maximum per business and the parking spaces shall be located adjacent to the front of the business.



Examples of parklets

- c. Reflective elements and Soft hit posts are required at the outside corners of the parklet structure.
- d. Parklets should include permanent or movable seating and/ or bicycle parking/ racks.
- e. The parklet area shall provide all features necessary to comply with current American with Disabilities Act (ADA) requirements.
- f. The platform surface shall be flush with the grade of the adjacent sidewalk with a maximum horizontal gap of one-half inch.
- g. Bolting or penetrating the surface of the roadway in any way shall not be permitted.
- h. Parklet must be closed off to pedestrians on 3 sides and open to the sidewalk side only with multiple entry points.
- i. The edges/railings shall be spaced appropriately to allow for the ability to see inside the extension area during all hours.
- j. The edges/railings shall be designed to discourage sitting on railings.
- k. The top edge of the extension area edges/railings shall be round to prevent the resting of food and drinks.
- l. The exterior edge/railing shall be a minimum of thirty inches tall.
- m. Overhead elements (such as umbrellas) shall provide a minimum vertical clearance of eighty-four inches above grade and shall not obstruct any traffic control devices or signs.
- n. There shall be no electrical fixtures or features within the extension area. All lighting must and originate from the associated business and maintain consistent/ steady level of lighting; Lighting may not shine into the street or otherwise interfere with vehicular travel.
- o. Signage or other advertising matter is not permitted to be installed on or within the parklet. Sandwich board signs are prohibited at all times.
- p. No heating elements (such as gas or propane patio heaters) are allowed.
- q. Landscaping elements shall include low water use plants.

Operations and Maintenance

- Movable furniture (i.e. tables, chairs, umbrellas, etc.) and equipment shall either be removed from parklet area during non-business hours.
- Parklet area shall be maintained in good condition by applicant of permit.
- Landscaping shall be kept in good health; any dead or dying plants should be promptly removed and replaced.
- Smoking is not permitted within parklet
- Outdoor entertainment is not permitted within parklet
- Retail sales are not permitted in parklet



Examples of parklets



PARKLET GUIDANCE

Eligible Applicants	Persons or Entities: 1. Fronting ground floor business owner or operator, or 2. Fronting Property Owner
Eligible Locations	Parklets shall be limited to areas fronting commercial and business uses on streets with speed limits 25 MPH or below.
Allowed Uses	Bicycle parking Public seating Outdoor dining
Prohibited Uses	Advertising Amplified Sound Consumption of Alcohol except in conjunction with public eating establishment with a valid ABC license Retail sales Smoking Storage of Materials
Hours of Operation	Parklet shall be utilized for private use by applicant during permittee's business hours and for public use before and after permittee's business hours.
Temporary Use Term	Initial temporary use term is for one year. Extension beyond one year can be considered; City review and approval is required.
Location and Design Criteria	See Construction Standards* and also refer to Figure 1 "Site Plan Example" - Parklet Application Process

For any questions, please contact the Public Works & Utilities Department:
publicworks@cityofwatsonville.org
831-768-3100

PARKLET APPLICATION PROCESS

Permits will be issued by Public Works & Utilities Department:
publicworks@cityofwatsonville.org



1) SUBMIT INITIAL APPLICATION

a) Site Plan

See Figure 1. Site Plan Example.

Include as much detail as possible including all dimensions, building entrances, tree locations, utility boxes, etc.

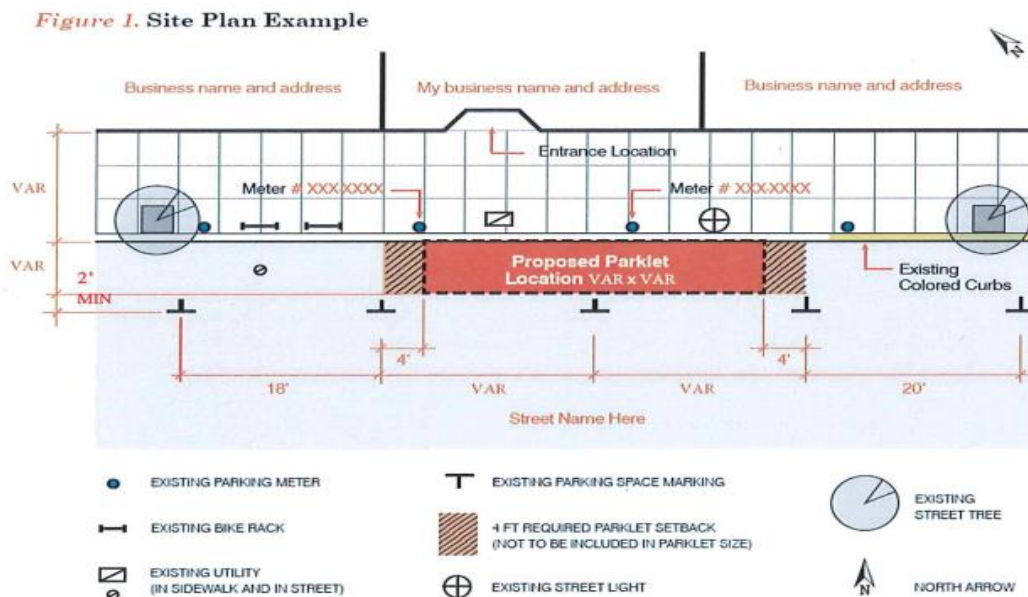
b) Show and list elements proposed within the Parklet including tables, chairs, planter boxes, etc.

c) Proposed Purpose

Describe in detail how the Parklet is proposed to be used and hours of operation.

d) Consent Letters

Each applicant is responsible for conducting outreach to neighbors in the development of the proposed parklet prior to submitting application package. Outreach shall include neighbors, owners and tenants adjacent to the subject property. Documentation of support in the form of a letter, petition or e-mail is to be provided.



Applicant shall submit consent/ support from:

Direct neighbors/ businesses

Property Owner, if the applicant is the owner or operator of the business

Fronting Business owner or operator, if the applicant is the property owner

e) **APPLICATION FEE**

(Waived during COVID-19)

2) INITIAL APPLICATION REVIEW

Public Works and Utilities Department (PW&U) will coordinate review of the application to ensure that the proposed Parklet meets program intent. City staff will review each complete application using the following criteria:

- a. Parklet is supported by surrounding community
- b. Parklet meets established location and design parameters.
- c. Fronting business is in good standing without significant community complaints, violations or citations.

If the initial application meets above criteria, PW&U will notify applicant regarding Public Notice Period.

If the initial application DOES NOT meet the above criteria, the applicant will be notified. If the plans can be revised, the applicant will be given 10 days to resubmit.

3) PUBLIC NOTICE PERIOD

The PW&U will issue a "Notice of Application for a Parklet" ("Notice") to the Applicant. The Notice shall be posted by the applicant in a readily visible location in front of the business where the Parklet is proposed for ten (10) calendar days. The purpose of the Notice is to provide the public opportunity to express its support for or opposition to the application. If no objection is registered, the initial application will be accepted for the Parklet Program.

OBJECTIONS RAISED DURING PUBLIC NOTICE PERIOD

a) If the City receives objections during the Public Notice Period, it will coordinate with the parties to determine if there are feasible alternatives to make the Parklet acceptable.

b) If objections can not be resolved, the City Engineer will make final determination on the application based upon the proposal, expressed concerns and overall benefit.

c) If City Engineer rejects application, the applicant may appeal the decision to the City Administration.

4) SUBMITTAL OF PARKLET PLANS AND DOCUMENTS

After Initial Acceptance, applicant will be instructed to submit a fully detailed site plan that including elevations and cross sections prepared by a licensed professional engineer/architect. PW&U staff will work with applicant in a collaborative fashion to ensure Parklet design is appropriate and final drawings produced meet regulation requirements. Parklet Plans shall include the following:

Address	Elevations	Construction Details*
Location Map	Cross sections	Accessibility Plan
Plan View	Structural Design*	Other items as determined by City Engineer

**Applicants may utilize prefabricated /manufactured parklets that are available*

Applicant shall submit the following documents:

a) Insurances

- i. Applicants Insurance (Parklet Use): \$1,000,000 General Liability naming City of Watsonville as additional Insured
- ii. Contractor's Insurance (Construction): \$1,000,00 each for General Liability, Automobile Liability and Worker's Compensation& Employer's liability. City of Watsonville shall be named as additional insured.

b) Maintenance Plan

Submit plan describing maintenance activities to keep Parklet clean and inviting for the community. The plan should address maintenance, repair and/or replacement of the Parklet deck, furniture (built in and or moveable), plants and surrounding pavement as well as graffiti abatements and pest control.

5) CITY APPROVAL OF PLANS

PW&U will coordinate with Community Development Department to review the plans. Applicants may receive additional comments which will need to be incorporated into the final plan prior to permit approval. Revisions and resubmittals may be required. When application satisfies all Parklet requirements and pays any necessary fee, PW&U will grant final approval and issue Encroachment Permit for Parklet.

6) CONSTRUCTION OF PARKLET

Upon issuance of permit and as a condition of permit approval, the permittee is required to inform PW&U no less than 5 days before beginning any site work. Once installation is completed, PW&U will perform final inspection and acceptance.

7) MONITORING AND COMPLIANCE

It is the responsibility of the permittee to ensure the Parklet remains in compliance with the conditions of its permit at all times. Regular maintenance activities should be performed per the required maintenance plan for the Parklet. The area should be kept clean and inviting for members of the public.

For any questions, please contact the Public Works & Utilities Department:

publicworks@cityofwatsonville.org

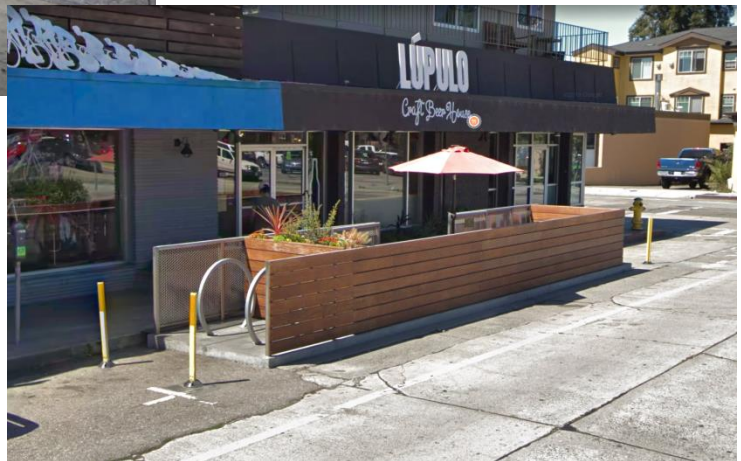
831-768-3100

PLEASE NOTE:

Parklets proposed along SR 152 or SR 129 require Caltrans approval. PW&U staff will work with applicant in these instances.



Examples of parklets



City of Watsonville
Community Development Department



M E M O R A N D U M

DATE: November 5, 2020

TO: Matthew D. Huffaker, City Manager

FROM: Suzi Merriam, Community Development Director
Justin Meek, AICP, Principal Planner

SUBJECT: Public Hearing to consider Modification (App #601) of Special Use Permit with Design Review (PP2016-52) to reduce the total number of parking spaces from 133 to 132 to accommodate accessible parking spaces and allow construction of 49 townhomes (48 new townhome units and relocate and rehabilitate the existing Roache School building into a residential unit) on a 2.65± acre site located at 221 Airport Boulevard (APN 015-371-01)

AGENDA ITEM: November 10, 2020

City Council

RECOMMENDATION

Staff recommends that the Council adopt a resolution, approving the application of property owner Shawki Deyn Properties LLC (Shawki Deyn) for Modification (App #601) of Special Use Permit with Design Review (PP2016-52) to reduce the total parking spaces from 133 to 132 to accommodate accessible parking spaces and allow construction of 49 townhomes (48 new townhome units and relocate and rehabilitate the existing Roache School building into a residential unit) on a 2.65± acre site located at 221 Airport Boulevard (APN 015-371-01).

This recommendation is based on substantial evidence in support of the required findings attached to the draft Resolution as Exhibit A and subject to the original conditions of approval attached to the Resolution as Exhibit B.

BACKGROUND

On July 5, 2019, Council approved (PP2016-52) to allow construction of 49 townhomes on a 2.65± acre parcel at 221 Airport Boulevard (APN 015-371-01). Project review and approval included the following:

- A Mitigated Negative Declaration in compliance with the California Environmental Quality Act (Resolution No. 128-16);
- A General Plan Map Amendment to change the land use designation of the site from Public/Quasi-Public to Residential High Density (Resolution No. 129-16);

- Rezoning the site from Institutional (N) to Multi-family Residential-High Density/Planned Development (RM-3/PD) (Ordinance No. 1339-16);
- A Major Subdivision (Tentative Map, Tract No. 1592) to allow development of 48 townhouse residential parcels, one detached residential parcel, and one common area parcel (Resolution No. 130-16); and
- A Special Use Permit with Design Review to allow the construction of 48 new townhomes and the relocation and rehabilitation of an existing school building into a detached residential unit (Resolution No. 131-16).

On October 9, 2018, the Council adopted Resolution 162-18 (CM), approving Time Extension (PP2018-208) of Tentative Map, Tract No. 1592 and associated Special Use Permit with Design Review (PP2016-52) for one year, until September 21, 2019, to file a final subdivision map and submit a building permit application.

On April 30, 2019, Shawki Deyn applied for building permit (MA2019-2) to construct 48 residential townhomes and one detached residential unit on the parcel. Building and engineering staff commented during plan review of the building permit application that the project must provide accessible parking spaces, pursuant to §§ 1109A.4 and 1109A.5 of the California Building Code as adopted by reference in §8-2.01 of the Municipal Code.^{1,2}

Shawki Deyn also applied for approval of the final subdivision map (Tract No. 1592, “Kamilah Deyn Townhomes”). The application for the subdivision map is incomplete. The final map and the associated public and on-site improvement agreement have therefore not been scheduled for review by City Council. Incomplete or missing items include a subdivision improvement plan, a decision on the form of security for the public and on-site improvement agreement and the actual security itself.

The tentative map provides 133 parking spaces: 46 single-car garage spaces, 6 two-car garage spaces, 45 driveway spaces, and 36 guest parking spaces. The original site plan did not identify required accessible parking spaces. Accommodation of a van-accessible parking space next to Unit 33 results in the loss of one guest parking space. Through a series of meetings and email correspondence, staff directed the applicant to file this modification request to allow the Council to approve the reduction in parking spaces from 133 to 132 and reduction of guest parking spaces from 26 to 35.

So, on September 16, 2020, Shawki Deyn applied for a modification of the approved Special Use Permit with Design Review (PP2016-52) to reduce the total number of

¹ Section 1109A.4 – When assigned parking spaces are provided for a resident or a group of residents, at least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility. A total of 97 assigned stall results in 2 required assigned accessible stalls.

² Section 1109A.5 – When parking is provided for covered multifamily dwellings and is not assigned to a resident or a group of residents at least 5 percent of the parking spaces shall be accessible and provide access to grade-level entrances of covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas, and laundry rooms) that serve covered multifamily dwellings. A total of 35 visitor stalls results in 2 required visitor accessible stalls.

parking spaces from 133 to 132 to accommodate accessible parking spaces and reduction of guest parking spaces from 26 to 35

PROCESS

The proposed reduction in parking is considered a major revision. In accordance with [Section 14-12.1000](#) of the Watsonville Municipal Code (WMC), where the holder of an approved application for a development permit wishes to make a major revision to the approval, an application including all required materials and fees shall be submitted to the Community Development Department and forwarded for approval of the final decision-maker in accordance with the procedures established for the original approval. As the original 49-unit townhome project was approved by the Council, the proposed revisions are being brought to the Council for their review and consideration.

DISCUSSION

Existing Conditions and Approved Project

The 2.65± acre subject site is located on Airport Boulevard between Airport Road and Loma Prieta Drive, and had been historically used as a school. The site is bounded on three sides by residential parcels in the RM-2 Zoning District. Most of the parcels are improved with single family residences with areas ranging from 6,000 to 10,000 square feet. To the south and west are other multi-family developments with a PD Overlay District.

The proposed townhome units are two stories, have 3 bedrooms with 2 ½ bathrooms, and range in habitable area from 1,371± to 1,813± square feet. Three units have a two-car garage, while 45 units have a one-car garage with tandem spaces in the driveways of each unit. In addition to the parking spaces for each dwelling unit, the original project provided 36 guest spaces, for a total of 133 parking spaces.

The approved project was found to be consistent with several principles of the City's *Livable Community Residential Design Guidelines* (2001). In addition, the approved tentative map has found to be in general compliance with the City's Subdivision Ordinance and the State's Subdivision Map Act.

Modification Request

According to the applicant, "the reduction is due to reconfiguration of the parking stalls to include all the new four accessible parking stalls and all of the required clearances for such stalls."³ In addition, the applicant reports "We unfortunately need to modify the number of parking stalls from the approved 133 stalls to 132 stalls. The modification is required to allow adequate clearances and walkways in and around the accessible parking stalls per the 2016 California Building Code."⁴

As shown in Figures 1 and 2, the restriping of guest parking spaces next to Unit 33 to accommodate a van-accessible space results in a loss of one guest parking space.

³ Email communication with Building Official Rob Allen, dated September 14, 2020.

⁴ Email communication with Community Development Director Suzi Merriam, dated September 14, 2020.

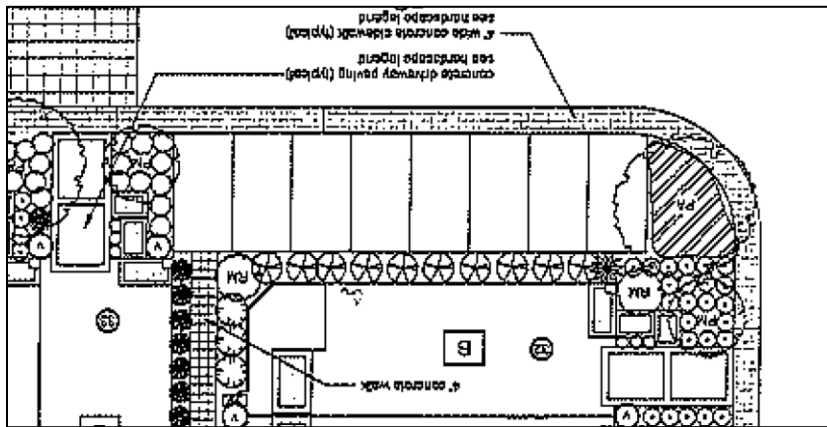


FIGURE 1 Original Site Plan (without ADA parking)

Source: Michael Arnone + Associates, sheet L-1.0, 5/12/16

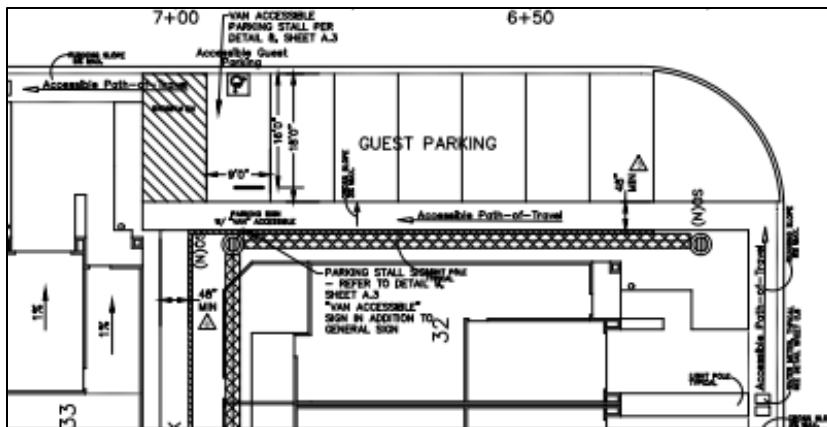


FIGURE 2 Revised Site Plan (with ADA parking)

Source: Taluban Engineering, Inc., Accessibility Site Plan, sheet A.1, 10/20/19

Conclusion

The approved project would allow construction of 48 new townhomes and the relocation and rehabilitation of an existing school building onto a detached residential parcel on a 2.65± acre site located at 221 Airport Boulevard. The project is compatible with existing nearby residences and adheres to many of the principles and objectives in the City's *Livable Community Residential Design Guidelines* (2001). The Modification would accommodate a van-accessible parking space required by the Building Code. The Modification would not otherwise change the original conditions of project approval or findings. Therefore, staff recommends the Council adopt the attached resolution approving Modification (App #601) of Special Use Permit with Design Review (PP2016-52) to reduce the total number of parking spaces from 133 to 132 to accommodate accessible parking spaces and allow construction of the 49 unit project, subject to the original conditions of approval.

STRATEGIC PLAN

The purpose of the City of Watsonville's 2018-2020 Strategic Plan is to help the City prioritize its efforts, allocating both fiscal and human resources to achieve a shared vision

and goals. The 2018-20 Strategic Plan identifies six goals, concerning housing, fiscal health, infrastructure and environment, economic development, community engagement and well-being, and public safety.

This action reflects the Council's strategic goal to work on expanding quality housing opportunities, in that the project would provide 49 residential units, and is designed in conformance with the City's *Livable Community Residential Design Guidelines* (2001).

FINANCIAL IMPACT

The reduction of one parking space to accommodate a van accessible ADA space for the townhome development will not have a financial impact on the City.

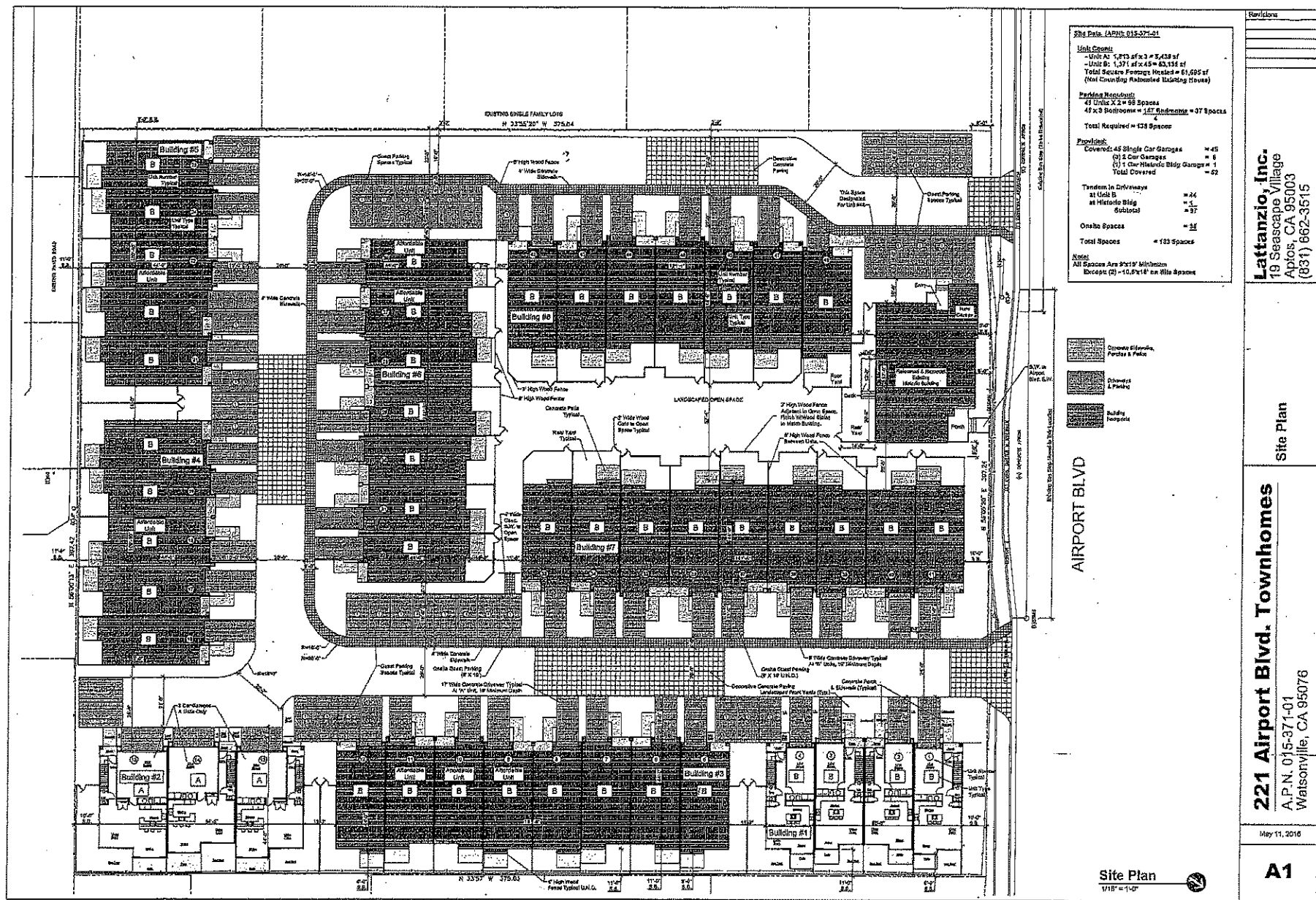
ALTERNATIVES

The City Council may deny the requested modification which may cause a reduction in the number of units and the requirements for additional project modifications.

ATTACHMENTS

1. Original project plans
2. Modified project plans

cc: City Attorney



Project description:
 Current land use: school
 Proposed land use: residential townhomes
 Current zoning: institutional
 Proposed zoning: General plan amendment to medium density residential planned unit development.

48 two story townhome units in 8 buildings.
Two unit plans, A & B.
Type of construction: 2 story wood frame sprinklered.
Existing 1903 Roache School Historic Building to be remodeled & relocated on site. Converted to a four bedroom single family home & to be part of the Homeowner's Association.

Total Site Area:
Total site area: 115,261 sq. ft. +- 2.65 acres
Lot coverage:
A Units: 1st floor & garage = 1,162 sq. ft.
X 3 units = 3,486 sq. ft.
B Units: 1st floor & garage = 844 sq. ft.
X45 units = 37,980 sq. ft.
Historic Building with new garage
& laundry room = 2,379 sq. ft.
Total lot coverage = 43,845 sq. ft. = 38%
20' wide access road & 4' wide sidewalk, guest parking
walks, porches & driveways = 37,610 sq. ft. = 32.6%
Private rear yards = 14,430 sq. ft. = 12.5%
Remaining landscaped area = 19,376 sq. ft. = 16.8%

Number of units proposed:
Unit A: 1,813 sq. ft. x 3 units = 5,439 sq. ft.
Unit B: 1,371 sq. ft. x 45 units = 61,695 sq. ft.
Remodeled Historic bldg: 2,119 sq. ft.
Total heated sq. ft. proposed = 69,253 sq. ft.
7 units will be affordable


Parking:
49 Units X 2 = 98 Spaces
48 x 3 Bedrooms = 144 Bedrooms + 4 = $\frac{148}{4} = 37$ SPACES 

Total Required = 135 Spaces

Provided:

Covered: 45 Single Car Garages	= 45
(3) 2 Car Garages	= 6
(1) 1 Car Historic Bldg Garage	= 1
Total Covered	= 52

Tandem in Driveways	= 44
at Unit B	= 1
at Historic Bldg	= 1
Subtotal	= 97

Onsite Spaces = 35
Total Spaces = 132 Spaces 

Note: All Spaces Are 9'x19' Minimum

Except: (2) - 10.5'x18' on Site Spaces at End of Roadway Fronting Bldg. #2, (9) - 16' on Site Spaces west of Bldg. #6, (7) - 9' x 18' on Site Spaces east of Bldg. #6, (3) - 9' - 18' on Site Spaces in front of Bldg. #9 and (5) - 9' x 18' On-Site Spaces opposite roadway from Parcel B/Bldg. #9. Spaces 1'x19' shall be painted "COMPACT" in 12" tall, white letters. Up to 30% of the total number of uncovered parking spaces may be designated for compact per City Municipal Code Section 14-17.107.

2016 CALIFORNIA BUILDING CODE, CHAPTER 11A

SECTION 1102A.33 - THE MINIMUM NUMBER OF MULTIFAMILY DWELLING UNITS WHICH MUST COMPLY WITH THIS SECTION SHALL BE CALCULATED USING THE TOTAL NUMBER OF ALL MULTISTORY DWELLING UNITS IN BUILDINGS ON A SITE WHICH ARE SUBJECT TO THIS SECTION. ANY FRACTION THEREOF SHALL BE ROUNDED TO THE NEXT HIGHEST WHOLE NUMBER.

TOTAL NUMBER OF UNITS:	49 UNITS
REQUIRED NUMBER OF ACCESSIBLE UNITS:	4.9 UNITS
TOTAL NUMBER PROVIDED:	5 UNITS

ASSIGNED ACCESSIBLE PARKING STALLS:

SECTION 1109A.8. - WHEN ASSIGNED PARKING SPACES ARE PROVIDED FOR A RESIDENT OR A GROUP OF RESIDENTS, AT LEAST 2 PERCENT OF THE ASSIGNED PARKING SPACES SERVING COVERED MULTIFAMILY DWELLING UNITS SHALL BE ACCESSIBLE IN EACH TYPE OF PARKING FACILITY, AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT. WHEN ASSIGNED PARKING IS PROVIDED, SIGNAGE AS REQUIRED BY SECTION 1109A.8.8 SHALL NOT BE REQUIRED.

TOTAL NUMBER OF ASSIGNED STALLS: 97 STALLS
 REQUIRED NUMBER OF ASSIGNED ACCESSIBLE STALLS: 1.94 STALLS
 TOTAL NUMBER PROVIDED (AT UNIT #27 & #48): 2 STALLS

SECTION 1109A - WHEN PARKING IS PROVIDED FOR COVERED MULTIFAMILY DWELLINGS AND IS NOT ASSIGNED TO A RESIDENT OR A GROUP OF RESIDENTS AT LEAST 95 PERCENT OF THE PARKING SPACES SHALL BE ACCESSIBLE AND PROVIDE ACCESS TO GRADE-LEVEL ENTRANCE OF COVERED MULTIFAMILY DWELLINGS AND FACILITIES (E.G., SWIMMING POOLS, CLUB HOUSES, RECREATION AREAS, AND LAUNDRY ROOMS) THAT SERVE COVERED MULTIFAMILY DWELLINGS. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED WITH SIGNAGE AS REQUIRED BY SECTION 1109.5.8.6. SUCH SIGNAGE SHALL NOT BE BLOCKED FROM VIEW BY A VEHICLE PARKED IN THE SPACE.

TOTAL NUMBER OF VISITOR STALLS:	35 STALLS
REQUIRED NUMBER OF VISITOR ACCESSIBLE STALLS:	1.75 STALLS
TOTAL NUMBER PROVIDED:	
(Adjacent to Unit #26 & #33)	2 STALLS



T.0	CONDITIONS OF APPROVAL	BUILDING SEVEN	7.1	FLOOR PLANS
T.01	CONDITIONS OF APPROVAL	7.2	ELEVATIONS	
T.02	CONDITIONS OF APPROVAL	7.2.1	SOLAR CERTIFICATES	
T1	COVER SHEET	7.3	FOUNDATION PLAN	
T2	SITE PLAN	7.3.1	FOUNDATION PLAN	
T3	SIGNAGE & STRIPING PLAN	7.4	FLOOR FRAMING PLAN	
C1	TITLE SHEET	7.4.1	FLOOR FRAMING PLAN	
C2	EXISTING SITE CONDITIONS	7.5	ROOF FRAMING PLAN	
C3	GRADING PLAN	7.5.1	ROOF FRAMING PLAN	
C3.1	GRADING PLAN DETAILS	BUILDING EIGHT		
C4	UTILITY PLAN	8.1	FLOOR PLAN	
C5	SECTIONS AND DETAILS	8.2	ELEVATIONS	
C6	SECTIONS AND DETAILS	8.2.1	SOLAR CERTIFICATES	
C7	CITY OF WATSONVILLE DETAILS	8.3	FOUNDATION PLAN	
C8	CITY OF WATSONVILLE WATER DETAILS	8.3.1	FOUNDATION PLAN	
C9	CITY OF WATSONVILLE LID DETAILS	8.4	FLOOR FRAMING PLAN	
EC1	EROSION AND SEDIMENT CONTROL PLAN	8.4.1	FLOOR FRAMING PLAN	
L-1.0	LANDSCAPE/HARDSCAPE PLAN & LEGENDS	8.5	ROOF FRAMING PLAN	
L-2.0	LANDSCAPE/ELEVATIONS & DETAILS	8.5.1	ROOF FRAMING PLAN	
L-2.1	LANDSCAPE: PLANTING PLAN	BUILDING NINE (HISTORIC HOUSE RELOCATION)		
L-2.2	LANDSCAPE: PLANTING DETAILS & NOTES	9.1	EXISTING FLOOR PLAN	
L-3.0	IRRIGATION PLAN	9.1.1	PROPOSED FLOOR PLAN	
L-3.1	IRRIGATION DETAILS	9.2	EXISTING ELEVATIONS	
L-3.2	HYDROZONE MAP & WATER USE CALC	9.2.1	EXISTING ELEVATIONS	
BUILDING ONE		9.2.2	PROPOSED ELEVATIONS	
1.1	FLOOR PLANS	9.2.3	PROPOSED ELEVATIONS	
1.2	ELEVATIONS	9.3	SECTIONS	
1.2.1	SOLAR CERTIFICATES	9.4	ELECTRICAL PLAN	
1.3	FOUNDATION PLAN	9.5	MECHANICAL PLAN	
1.4	FLOOR FRAMING PLAN	9.6	PLUMBING PLAN	
1.5	ROOF FRAMING PLAN	9.7	FOUNDATION PLAN	
BUILDING TWO		9.8	CEILING FRAMING PLAN	
2.1	FLOOR PLANS	9.9	ROOF FRAMING PLAN	
2.2	ELEVATIONS	9.9.1	ROOF PLAN	
2.2.1	SOLAR CERTIFICATES	9.9.2	SOLAR CERTIFICATES	
2.3	FOUNDATION PLAN	GENERAL SHEETS		
2.4	FLOOR FRAMING PLAN	S1	FOUNDATION DETAILS	
2.5	ROOF FRAMING PLAN	S2	FOUNDATION DETAILS	
BUILDING THREE		S3	FRAMING DETAILS	
3.1	FLOOR PLANS	S4	FRAMING DETAILS	
3.2	ELEVATIONS	S5	BUILDING SECTIONS	
3.2.1	SOLAR CERTIFICATES	WSW1	WOOD STRONG WALL PANEL DETAILS	
3.3	FOUNDATION PLAN	WSW2	WOOD STRONG WALL PANEL DETAILS	
3.4	FLOOR FRAMING PLAN	SWP	STRONG WALL PORTAL DETAILS	
3.4.1	FLOOR FRAMING PLAN	A.1	ACCESSIBILITY SITE PLAN	
3.5	ROOF FRAMING PLAN	A.2	UNIT B ACCESSIBILITY PLAN	
3.6	ROOF FRAMING PLAN	A.3	ACCESSIBILITY DETAILS	
BUILDING FOUR		A.4	ACCESSIBILITY DETAILS	
4.1	FLOOR PLAN	E.0	ELECTRICAL SITE PLAN	
4.2	ELEVATIONS	E.1A	ELECTRICAL PLAN A	
4.2.1	SOLAR CERTIFICATES	E.1B	ELECTRICAL PLAN B	
4.3	FOUNDATION PLAN	M.1A	MECHANICAL PLAN A	
4.3.1	FIRST LEVEL FLOOR FRAMING PLAN	M.1B	MECHANICAL PLAN B	
4.4	SECOND LEVEL FLOOR FRAMING PLAN	P.1A	PLUMBING PLAN A	
4.5	ROOF FRAMING PLAN	P.1B	PLUMBING PLAN B	
BUILDING FIVE		ENAL	ENERGY COMPLIANCE A	
5.1	FLOOR PLAN	ENAI	ENERGY COMPLIANCE A	
5.2	ELEVATIONS	ENAR	ENERGY COMPLIANCE A	
5.2.1	SOLAR CERTIFICATES	ENBL	ENERGY COMPLIANCE B	
5.3	FOUNDATION PLAN	ENBI	ENERGY COMPLIANCE B	
5.3.1	FIRST LEVEL FLOOR FRAMING PLAN	ENBR	ENERGY COMPLIANCE B	
5.4	SECOND LEVEL FLOOR FRAMING PLAN	ENH	ENERGY COMPLIANCE HISTORIC	
5.5	ROOF FRAMING PLAN	GB.1	CALGREEN MANDATORY MEASURES	
BUILDING SIX				
6.1	FLOOR PLAN			
6.2	ELEVATIONS			
6.2.1	SOLAR CERTIFICATES			
6.3	FOUNDATION PLAN			
6.3.1	FOUNDATION PLAN			
6.4	FLOOR FRAMING PLAN			
6.4.1	FLOOR FRAMING PLAN			
6.5	ROOF FRAMING PLAN			
6.5.1	ROOF FRAMING PLAN			

UNDERGROUND UTILITY/JOINT TRENCH PLAN BY P&E TO BE
SUBMITTED TO CITY FOR REVIEW PRIOR TO START OF CONSTRUCTION.

FIRE SPRINKLER SYSTEM PLANS TO BE SUBMITTED TO CITY FOR
REVIEW PRIOR TO INSTALLATION

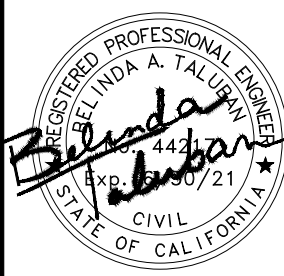
WRITTEN APPROVAL OF MAILBOX TYPES & LOCATIONS TO BE SECURED
FROM THE UP POSTAL SERVICE (USPS).



221 Airport Blvd.

A 48 Unit Townhome Project With Relocated Historic Building

TALUBAN ENGINEERING, INC.		REVISIONS ① 1/5/19 B ② 10/20/19 B ③ 5/12/20 B ④ 7/1/20 BT ⑤ 9/3/20 BT	
103 CHURCH STREET			
taluban@bcbglobal.net			



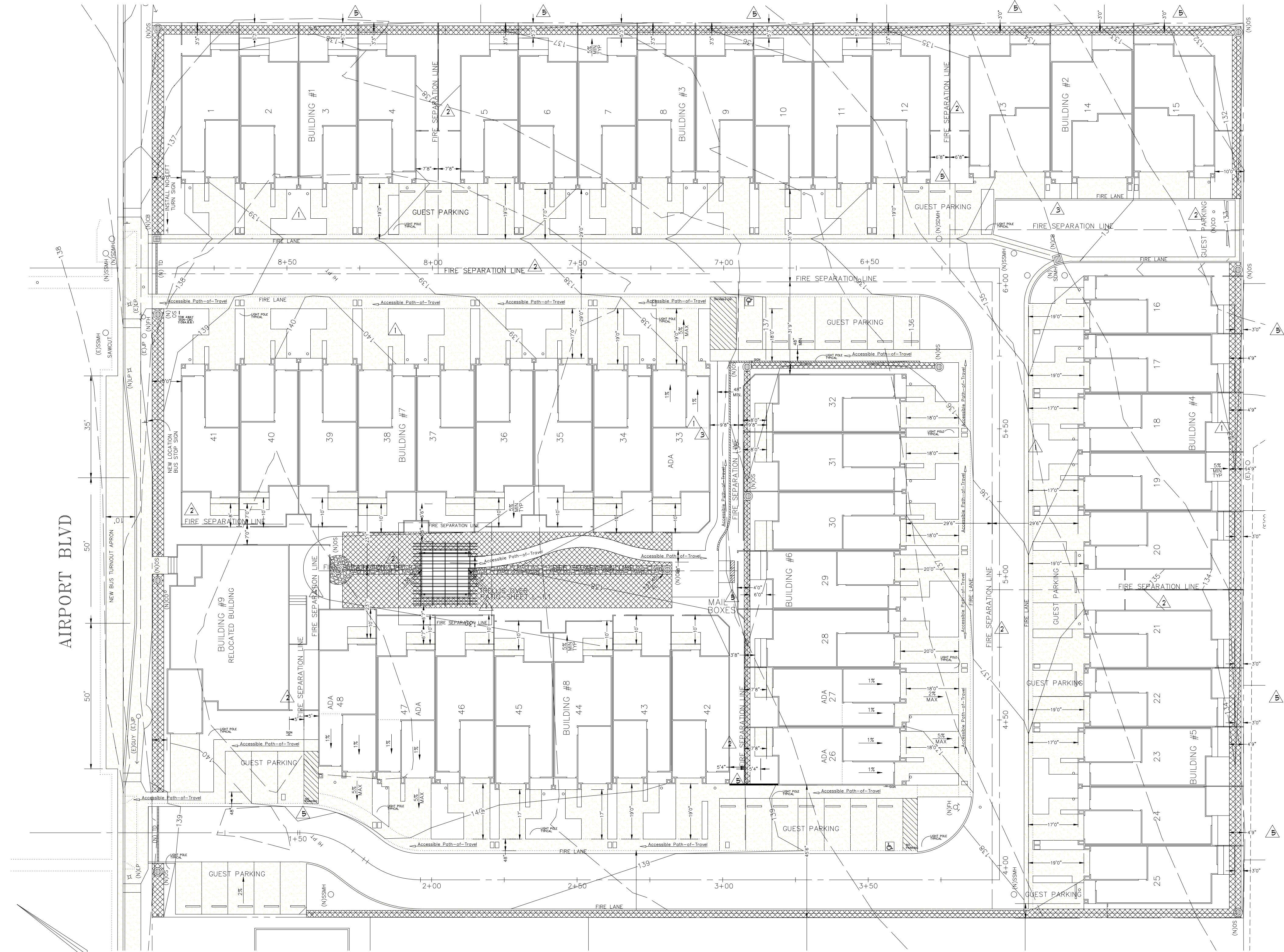
COVER SHEET

AIRPORT BLVD. TOWNHOMES
221 AIRPORT BLVD.
WATSONVILLE, CALIFORNIA

DATE: 01/15/19
SCALE: AS SH
DRAWN: BT
JOB: 17-015
APN: 015-371-C

SHEET
T1
OF SHEETS

Project: 103 Church Street, Salinas, CA 93901
Drawing: 103 Church Street, Salinas, CA 93901
Scale: 1" = 20' 0"



SITE PLAN

SCALE: 1" = 20' 0"

BUILDING ANALYSIS

OCCUPANCY GROUP:	R-3 / U
TYPE OF CONSTRUCTION:	V-B
OPENINGS:	NOT ALLOWED LESS THAN 3 FT
BEARING WALLS:	1 HR LESS THAN 3 FT
NON-BEARING WALLS:	1 HR LESS THAN 3 FT
FIRE SPRINKLERS:	YES
STORIES:	2
HEIGHT:	<40 FT
NUMBER OF UNITS:	49

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (CRC), PLUMBING (CPC), MECHANICAL (CMC), ELECTRICAL (CEC), FIRE (CFC), GREEN (CGC), ENERGY (CENC) CODES AND CHAPTER 11A CALIFORNIA BUILDING CODE (CBC).

CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI AT 28 DAYS.

REINFORCING STEEL SHALL BE GRADE 40 FOR #4 BARS AND SMALLER GRADE 60 FOR #5 BARS AND LARGER.

FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.

NAILING TO BE IN COMPLIANCE WITH CRC TABLE R602.3

SPECIAL INSPECTIONS

- 1 GEOTECHNICAL / FOUNDATIONS
- 2 SHEAR WALL NAILING
- 3 EPOXY ADHERED ANCHOR BOLTS
- 4 STRONG WALL DEVICE INSTALLATION
- 5 ANCHORS CAST IN CONCRETE
- 6 HOLD-DOWN ANCHORS

DEFERRED SUBMITTALS

- AUTOMATIC FIRE SPRINKLERS (PER NFPA 13D & 13R)
- MANUFACTURED ROOF TRUSSES

2016 CALGREEN MANDATORY MEASURES:

1. ALL STORM WATER THAT IS CONVEYED TO THE PUBLIC DRAINAGE SYSTEM SHALL BE FILTERED THROUGH THE STRAW WADDLES PER THE EROSION CONTROL PLAN.
2. THE EXISTING GRADES ADJACENT TO ANY EXISTING STRUCTURES SHALL BE MAINTAINED TO DIRECT WATER AWAY FROM THE BUILDING FOUNDATION. THE FINAL GRADING OF THE SITE SHALL BE CONDUCTED IN A MANNER TO ENSURE THAT ALL SURFACE DRAINAGE UPHILL FROM THE RESIDENCE (INCLUDING THE FLOW FROM THE DRIVEWAY) ARE DIRECTED IN SWALES AROUND THE STRUCTURE.
3. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
 - CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO WEATHER CONDITIONS.
 - WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR.
4. CONSTRUCTION WASTE GENERATED SHALL COMPLY WITH THE CONSTRUCTION WASTE MANAGEMENT PLAN IDENTIFIED BY THE LOCAL JURISDICTION. A MINIMUM OF 65 PERCENT OF NON-HAZARDOUS CONSTRUCTION AND/OR DEMOLITION DEBRIS SHALL BE RECYCLED OR SALVAGED.

GRADING NOTES:

1. NO GRADING OPERATIONS SHALL BE CONDUCTED DURING THE RAINY SEASON (OCTOBER 15TH - APRIL 15TH) EXCEPT UPON CLEAR DEMONSTRATION, TO THE SATISFACTION OF THE CITY ENGINEER, THAT ADEQUATE SITE EROSION CONTROL MEASURES ARE TAKEN TO MINIMIZE RISK OF INCREASED EROSION AND SEDIMENT DISCHARGE FROM THE SITE.
2. SHOULD GRADING BE PERMITTED DURING THE RAINY SEASON, THE SMALLEST PRACTICABLE AREA OF ERODIBLE LAND SHALL BE EXPOSED AT ANY ONE TIME DURING GRADING OPERATIONS AND THE TIME OF EXPOSURE SHALL BE MINIMIZED.
3. NATURAL FEATURES, INCLUDING VEGETATION, TERRAIN, WATERCOURSES AND SIMILAR RESOURCES SHALL BE PRESERVED WHEREVER POSSIBLE.
4. PERMANENT VEGETATION AND STRUCTURES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO OCTOBER 15TH. A LONG TERM MAINTENANCE SCHEDULE SHALL BE IN PLACE.
5. RUNOFF SHALL NOT BE DISCHARGED FROM THE SITE IN QUANTITIES OR AT VELOCITIES SUBSTANTIALLY ABOVE THOSE WHICH OCCURRED BEFORE GRADING EXCEPT INTO DRAINAGE FACILITIES WHOSE DESIGN HAS BEEN SPECIFICALLY APPROVED BY THE CITY GRADING INSPECTOR.
6. CONTRACTOR SHALL IMPLEMENT BMPs TO ENSURE THAT VEHICLES DO NOT TRACK OR SPILL EARTH MATERIALS INTO PUBLIC STREETS AND SHALL IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS.
7. SHOULD INCREASED EROSION OR SEDIMENT DISCHARGE OCCUR OR BECOME IMMINENT, CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL SUCH DISCHARGE. SUCH STEPS MAY INCLUDE CONSTRUCTION OF ADDITIONAL FACILITIES OR REMOVAL AND/OR ALTERATION OF FACILITIES REQUIRED BY APPROVED EROSION AND SEDIMENT CONTROL PLANS. FACILITIES REMOVED OR ALTERED SHALL BE RESTORED AS SOON AS POSSIBLE AFTERWARD OR APPROPRIATE CHANGES IN THE PLAN SHALL BE IMMEDIATELY IMPLEMENTED. CONTRACTOR SHALL TAKE PROMPT ACTION TO RESOLVE EMERGENCY PROBLEMS.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE MONTEREY DAY UNIFIED AIR POLLUTION CONTROL DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
 - A. PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
 - B. PROVIDE SUFFICIENT WATERING TO CONTROL DUST AT ALL TIMES.
 - C. COVER STOCKPILES OR DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - D. KEEP CONSTRUCTION AREAS AND ADJACENT STREETS FREE FROM MUD AND DUST.
 - E. LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

CONSULTANTS INFORMATION:

SOIL SURVEYS GROUP, INC.
103 CHURCH STREET
SALINAS, CALIFORNIA 93901
831-757-2172

SPECIAL INSPECTION WILL BE DONE
BY SOIL SURVEYS GROUP, INC. PER
TABLE 1704.7 SOILS

- p 1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIRED BEARING CAPACITY.
- p 2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED THE PROPER MATERIAL.
- p 3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.
- c 4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.
- p 5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT THE SITE HAS BEEN PROPERLY PREPARED TO ACCEPT FILL.
- P = PERIODIC C = CONTINUOUS

FIRE DEPARTMENT NOTES:

1. THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD, NFPA 13D AND 13R. A MINIMUM OF TWO (2) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. (STANDARD)
2. THE RESIDENCE SHALL BE FULLY PROTECTED WITH APPROVED SMOKE DETECTORS AND CO MONITORS AS SHOWN ON THE ELECTRICAL PLANS. (SFD)
3. BUILDING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET WHERE NUMBERS ARE NOT VISIBLE FROM THE STREET, ADDITIONAL NUMBERS SHALL BE INSTALLED ON A DIRECTIONAL SIGN AT THE PROPERTY DRIVEWAY AND THE STREET.
4. EACH APN (LOT) SHALL HAVE SEPARATE PLAN SUBMITTALS FOR EACH SPRINKLER SYSTEM.
5. ALL UNDERGROUND PIPING SYSTEMS SHALL COMPLY WITH THE COUNTY STANDARD FPO-006 AND SHALL REQUIRE PLAN SUBMITTAL AND PERMIT APPROVAL PRIOR TO INSTALLATION.
6. A 30 FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS A SHORTER DISTANCE. EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE. LIMB TREES ENCRoACHING WITHIN THE 24' ROADWAY WIDTH A MINIMUM OF 13'6" ABOVE ROAD FINISH.
7. ROOF COVERINGS TO BE NO LESS THAN CLASS "B" RATED ROOF.
8. A MINIMUM OF 48 HOUR NOTICE TO THE FIRE DEPARTMENT IS REQUIRED PRIOR TO FIRE INSPECTIONS.
9. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.

REVISIONS

1	7/15/19	BT
2	9/13/19	BT
3	10/20/19	BT
4	5/12/20	BT
5	7/1/20	BT
6	9/3/20	BT

TALUBAN ENGINEERING, INC.

taluban@beglobal.net

103 CHURCH STREET
SALINAS, CALIFORNIA 93901
P.O. BOX 232, SALINAS, CALIFORNIA, 93902

831-754-0545



SITE PLAN

AIRPORT BLVD. TOWNHOMES
221 AIRPORT BLVD.
WATSONVILLE, CALIFORNIA

DATE: 01/15/19

SCALE: AS SHOWN

DRAWN: BT

JOB: 17-015

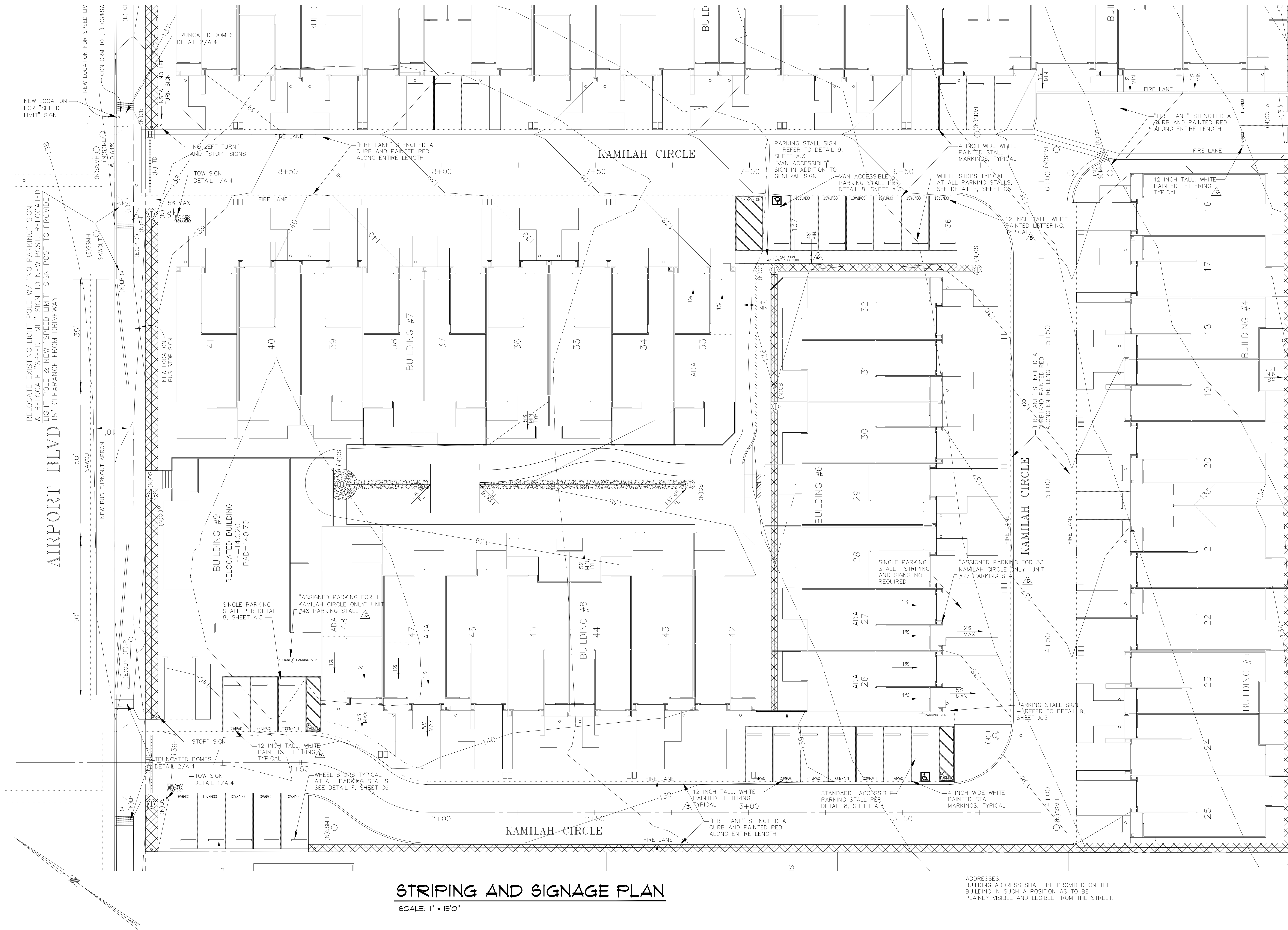
APN: 01B-371-01

SHEET

T2

OF 8 SHEETS

Project: Airport Blvd. Station: 1+00 to 1+50. Drawing: STRIPING AND SIGNAGE PLAN. Date: 04/15/20. Scale: 1" = 15' 0".

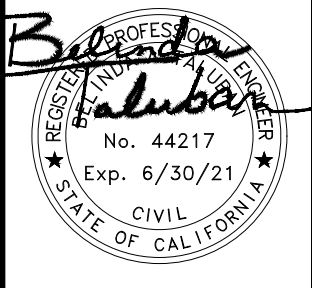


STRIPING AND SIGNAGE PLAN
SCALE: 1" = 15' 0"

ADDRESSES:
BUILDING ADDRESS SHALL BE PROVIDED ON THE
BUILDING IN SUCH A POSITION AS TO BE
PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.

REVISIONS	
A	5/12/20 BT
B	7/1/20 BT
C	9/3/20 BT

TALUBAN ENGINEERING, INC.
103 CHURCH STREET
SALINAS, CALIFORNIA 93901
P.O. BOX 932, SALINAS, CALIFORNIA, 93902 831-154-0545
taluban@btglobal.net



STRIPING & SIGNAGE PLAN

AIRPORT BLVD. TOWNHOMES
221 AIRPORT BLVD.
WATSONVILLE, CALIFORNIA

DATE: 04/15/20
SCALE: AS SHOWN
DRAWN: BT
JOB: 17-05
APN: 015-371-01
SHEET T3 OF SHEETS



~~SCALE: 1" = 10'0"~~

<p>REVISIONS</p> <table border="1"> <tr> <td>3</td> <td>10/20/19</td> <td>BT</td> </tr> <tr> <td>4</td> <td>5/12/20</td> <td>BT</td> </tr> <tr> <td>5</td> <td>7/1/20</td> <td>BT</td> </tr> <tr> <td>6</td> <td>9/3/20</td> <td>BT</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		3	10/20/19	BT	4	5/12/20	BT	5	7/1/20	BT	6	9/3/20	BT							<p>TALUBAN ENGINEERING, INC.</p> <p>talubane@global.net</p> <p>103 CHURCH STREET SALINAS, CALIFORNIA 93901 P.O. BOX 292 SALINAS, CALIFORNIA 93902 831-754-0545</p>
3	10/20/19	BT																		
4	5/12/20	BT																		
5	7/1/20	BT																		
6	9/3/20	BT																		
<p>ACCESSIBILITY SITE PLAN</p>		<p>AIRPORT BLVD. TOWNHOMES 221 AIRPORT BLVD. WATSONVILLE, CALIFORNIA</p>																		
<p>DATE: 10/20/19</p> <p>SCALE: AS SHOWN</p> <p>DRAWN: BT</p> <p>JOB: 17-015</p> <p>APN: 015-371-01</p> <p>SHEET</p> <p>A.1</p>		<p>OF SHEETS</p>																		

RESOLUTION NO. _____ (CM)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A MODIFICATION (APP #601) OF SPECIAL USE PERMIT WITH DESIGN REVIEW (PP2016-52) TO REDUCE THE TOTAL NUMBER OF PARKING SPACES FROM 133 TO 132 TO ACCOMMODATE ACCESSIBLE PARKING SPACES AND ALLOW CONSTRUCTION OF 49 TOWNHOMES (48 NEW TOWNHOME UNITS AND RELOCATE AND REHABILITATE THE EXISTING ROACHE SCHOOL BUILDING INTO A RESIDENTIAL UNIT) ON A 2.65± ACRE SITE LOCATED AT 221 AIRPORT BOULEVARD (APN: 015-371-01)

WHEREAS, the 2.65± acre subject site is located along Airport Boulevard between Airport Road and Loma Prieta Drive, and had been historically used as a school; and

WHEREAS, on July 5, 2016, the City Council of the City of Watsonville took the following actions: (a) adopted Resolution No. 130-16 (CM), approving Application No. PP2016-52 for a Tentative Map, Tract No. 1592, filed by Kamilah Deyn Development LLC, applicant, to construct 48 townhome units and relocation and rehabilitation of an existing school-house to a residential unit on a 2.65± acre parcel located at 221 Airport Boulevard, Watsonville, California (APN 015-371-01); (b) adopted Resolution No. 131-16 (CM), approving a Special Use Permit with Design Review and Environmental Review for Application No. PP2016-52; (c) adopted Resolution No. 129-16 (CM), approving the 21st Amendment to the Watsonville 2005 General Plan to re-designate APN 015-371-01 from N (Institutional) [sic] to R-HD (Residential High-Density); (d) adopted Ordinance No. 1339-16 (CM), approving the rezoning of APN 015-371-01 from PF (Public Facilities) [sic] to RM-3/PD (Multi-family Residential-High Density/Planned Development); and (e) adopted Resolution 126-16 (CM), approving the Mitigated Negative Declaration for Application No. PP2016-52; and

WHEREAS, on October 9, 2018, the City Council adopted Resolution 162-18 (CM), approving Time Extension (PP2018-208) of Tentative Map, Tract No. 1592 and associated Special Use Permit with Design Review (PP2016-52) for a period of one year. The time extension granted the applicant until September 21, 2019, to file a final subdivision map and submit a building permit application; and

WHEREAS, on April 30, 2019, Raeid Farhat, applicant, on behalf Shawki Deyn Properties LLC, property owner, submitted a building permit application (MA2019-2) to construct the 49 townhome project on the subject site. As part of the building permit application, the applicant submitted a Final Map for Tract No. 1592 (“Kamilah Deyn Townhomes”). The final subdivision application is incomplete, and the Final Map and associated Improvement Agreement have not yet been scheduled for review and approval by City Council. Outstanding items include an improvement plan and security in a form acceptable to Engineering staff; and

WHEREAS, during plan review of the building permit application, building and engineering staff commented that the project must provide accessible parking spaces, pursuant to Sections 1109A.4 and 1109A.5 of the Building Code; and

WHEREAS, the original project design provides 133 parking spaces, consisting of 46 single-car garage spaces, 6 two-car garage spaces, 45 driveway spaces, and 36 guest parking spaces. The original site plan did not take into account accessible parking spaces. Restriping for a van-accessible parking space next to unit 33 results in the loss of one guest parking space. Through a series of meetings and email correspondence, staff directed the applicant to file this modification request to allow the City Council to formally approve the reduction in parking spaces from 133 to 132; and

WHEREAS, on September 16, 2020, an application for a modification of the approved Special Use Permit with Design Review (PP2016-52) to reduce the total number of parking spaces from 133 to 132 to accommodate accessible parking spaces and allow construction of 49 townhomes (48 new townhome units and relocate and rehabilitate the existing Roache School building into a residential unit) on a 2.65± acre site located at 221 Airport Boulevard (APN 015-371-01) was filed by Belinda Taluban, P.E., with Taluban Engineering, Inc., applicant, on behalf of Shawki Deyn Properties LLC, property owner; and

WHEREAS, the proposed reduction in parking is considered a major revision. In accordance with Section 14-12.1000 of the Watsonville Municipal Code (WMC), where the holder of an approved application for a development permit wishes to make a major revision to the approval, an application including all required materials and fees shall be submitted to the Community Development Department and forwarded for approval of the final decision-maker in accordance with the procedures established for the original approval. As the original 49-unit townhome project was approved by the City Council, the proposed revisions are being brought to the City Council for their review and consideration; and

WHEREAS, notice of time and place of the hearing to consider of approval of Modification (App #601) of Special Use Permit with Design Review (PP2016-52) and Environmental Review was given at the time and in the manner where appropriate public noticing procedures have been followed and a public hearing was held according to Section 14-10.900 of the Watsonville Municipal Code; and

WHEREAS, the City Council has considered all evidence received, both oral and documentary, and the matter was submitted for decision.

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

Good cause appearing, and upon the Findings, attached hereto and incorporated herein as Exhibit "A", the City Council does hereby approve the modification (App #601) of Special Use Permit with Design Review (PP2016-52), attached hereto and marked as Exhibit "C" subject to the Conditions of Approval attached hereto and marked as Exhibit "B," to reduce the total number of parking spaces from 133 to 132 to accommodate accessible parking spaces and allow construction of 49 townhomes (48 new townhome units and relocate and rehabilitate the existing Roache school building into a residential unit) on a 2.65± acre site located at 221 Airport Boulevard (APN 015-371-01).

Application No: 601

APN: 015-371-01

Applicant: Shawki Deyn Properties, LLC

Hearing Date: November 10, 2020

SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)

The purpose of the Special Use Permit is to allow the development of 48 new townhomes and the relocation and rehabilitation of an existing school building into a residential unit on the subject site, in accordance with to WMC Section 14-16.2509.

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.**

Supportive Evidence

The construction of 48 townhome units with a separate residential parcel and a common parcel on the 2.6-acre parcel meets all requirements of the Watsonville Municipal Code, aside from the width of the private street and reduced lot sizes. With the approval of a Planned Development Overlay Rezoning, the project is consistent with the policies of the General Plan and intent of the RM-3 Zoning District.

- 2. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.**

Supportive Evidence

The proposed project will provide two driveway access points on Airport Boulevard to reduce traffic impacts for cars entering and exiting the project as well as pay traffic impact fees. The bus stop in front of the project will also remain, but will be relocated so that it is not blocking the northerly driveway to the project. The project is designed to have adequate buffers from surrounding streets and properties.

- 3. The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

Supportive Evidence

The Traffic Study conducted by Hatch Mott MacDonald indicated that no nearby intersections will significantly affected by the project. The project is required to pay traffic impact fees for Citywide improvements.

4. **The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

Supportive Evidence

The Traffic Study conducted by Hatch Mott MacDonald indicated that no nearby intersections will significantly affected by the project. The project is required to pay traffic impact fees for Citywide improvements. Additionally, the speed limit sign currently located in front of the property will be relocated farther west to improve visibility from the project driveways. The applicant will also be required to sign/stripe on their property to prohibit left turns out of the east project driveway.

5. **The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.**

Supportive Evidence

The project will provide generous landscape planting throughout the project, including along Airport Boulevard to help screen the project. The project is located in an area of existing single-family and multi-family residential development, and will not have adverse long-term impacts on adjacent properties.

6. **The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base zoning district.**

Supportive Evidence

The proposed 48-unit townhome and additional residential parcel containing the relocated and rehabilitated Roache School project complies with all requirements of the Watsonville Municipal Code with a Planned Development overlay.

7. **The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.**

Supportive Evidence

The proposed townhome project will provide additional housing (including 7 affordable housing units) on a multi-family residential parcel. The project has been designed to minimize adverse impacts to adjacent properties, and will not cause material damage to other properties in the vicinity.

DESIGN REVIEW FINDINGS (WMC § 14-12.403)

- 1. The proposed development is consistent with the goals and policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.**

Supportive Evidence

The construction of 48 townhome units on the 2.65-acre parcel meets all requirements of the Watsonville Municipal Code, aside from the width of the private street and reduced lot sizes, which is allowable under the PD District. With the approval of a Planned Development Overlay Rezoning, the project is consistent with the policies of the General Plan and intent of the RM-3 Zoning District. The project is consistent with the density and lot coverage restrictions of the RM-3 Zoning District.

- 2. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.**

Supportive Evidence

The proposed project will provide two driveway access points on Airport Boulevard to reduce traffic impacts for cars entering and exiting the project as well as pay traffic impact fees. The bus stop in front of the project will also remain. The project is designed to have adequate buffers from surrounding streets and properties with a minimum 9-foot setback from the side and rear property lines. The side and rear property lines will be screened from adjacent properties with a 6-foot solid fence and landscaping to provide a visual buffer between properties.

- 3. The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

Supportive Evidence

The Traffic Study conducted by Hatch Mott MacDonald indicated that no nearby intersections will significantly be affected by the project. The project is required to pay traffic impact fees for Citywide improvements.

- 4. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

Supportive Evidence

The Traffic Study conducted by Hatch Mott MacDonald indicated that no nearby intersections will significantly affected by the project. The project is required to pay traffic impact fees for Citywide improvements. Additionally, the speed limit sign currently located in front of the property will be relocated farther west to improve visibility from the project driveways. The applicant will also be required to sign/stripe on their property to prohibit left turns out of the east project driveway.

5. **The proposed development incorporates features to minimize adverse effects including visual impacts of the proposed development on adjacent properties:**
- a) **Harmony and proportion of the overall design and the appropriate use of materials;**
 - b) **The suitability of the architectural style for the project; provided, however, it is not the intent of this section to establish any particular architectural style;**
 - c) **The sitting of the structure on the property, as compared to the sitting of other structures in the immediate neighborhood;**
 - d) **The size, location, design, color, number, and lighting; and**
 - e) **The bulk, height, and color of the project structure as compared to the bulk, height, and color of other structures in the immediate neighborhood.**

Supportive Evidence

The project is located across from the Airport and is surrounded by existing single-family and multi-family residential development, and will not have adverse long-term impacts on adjacent properties. The project has been conditioned with standard construction restrictions on dust control as well as hours of operation to limit any short term construction related impacts on adjacent properties.

6. **The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, any City of Watsonville architectural guidelines, development and public improvement standards, and all other requirements of this title applicable to the proposed development.**

Supportive Evidence

The proposed 48-unit townhome and one separate residential parcel project complies with all requirements of the Watsonville Municipal Code with a Planned Development overlay to allow for the reduced street width and lot area.

7. **The proposed development will not be materially detrimental to the public health, safety, convenience and welfare or result in material damage or prejudice to other property in the vicinity.**

Supportive Evidence

The proposed townhome project will provide additional housing on a multi-family residential parcel. The project has been designed to minimize adverse impacts to adjacent properties, and will not cause material damage to other properties in the vicinity.

Application No: 601

APN: 015-371-01

Applicant: Shawki Deyn Properties, LLC

Hearing Date: November 10, 2020

**SPECIAL USE PERMIT WITH DESIGN REVIEW
CONDITIONS OF APPROVAL**

General Conditions:

1. This approval shall be null and void if not acted upon within **24** months from the effective date of the Planned Development. This approval applies to plans titled "221 Airport Boulevard," received by the Community Development Department on March 16, 2016. (CDD-P)
2. After approval is granted, modification to the project or to conditions imposed may be considered in accordance with Section 14-10.609 of the City Zoning Ordinance. (CDD-P)
3. Approval is subject to making findings and supportive evidence in accordance with Section 14-12.403 of the City Zoning Ordinance, with said Findings set forth in Exhibits "A", "B", "C", "D" and "E" and made a part of this Permit. (CDD-P)
4. The project shall be in compliance with the conditions of approval, all local 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 Permit. (CDD-P, B)
5. The applicant shall make and note all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P, B)
6. A copy of the final conditions of approval and the mitigation monitoring program must be printed on the front sheet of plans submitted for future permits. **Plans without the conditions of approval or the mitigation monitoring plan printed directly on the front pages will not be accepted at the plan check phase.** (CDD-P)

Prior to the issuance of building permits, the following requirements must be met:

7. **SUBMIT STORMWATER CONTROL AND CONSTRUCTION SITE PLANS AND REPORTS** – Applicant shall submit electronic copies of the storm water control

- plan and the improvement plans for drainage facilities and erosion control. (CDD-E)
8. REPLACE BUS TURNOUT AT AIRPORT FRONTAGE – Applicant shall prepare plans for the replacement of the bus turnout along the Airport Boulevard frontage. (CDD-E)
 9. STORM WATER CONTROL PLAN – Applicant shall revise storm water control plan as directed by the City (CDD-E).
 10. ENGINEERING TESTING AND INSPECTION AGREEMENT - Prior to permit issuance, applicant shall execute an Engineering Testing and Inspection Agreement and submit to the City for approval. Please contact the Building Division at the time of plan submittal to obtain a “Special Inspection Agreement” form for special inspections. This form is to be completed and signed by the owner, the engineer and the architect of record and the special inspection agency as it applies to all required special inspections called for by CBC Section 1701, and submitted to the Building Official prior to permit issuance. Applicant shall hire a testing firm to perform engineering testing and inspection, such as soils, welding, high strength bolting and concrete testing and inspection. Testing firm(s) shall be organized, directed and under the supervision of a registered engineer. The testing and inspection shall be done at the direction of the City Inspector. The testing firm shall report nonconforming items to the City Inspector and furnish daily, weekly and final reports as outlined in the Agreement as indicated by CBC Section 1701. The owner or the engineer and/or the architect of record acting as the owner’s agent shall employ one or more special inspectors when required by CBC Section 1701. (CDD-B,E)
 11. All mitigation measures and design recommendations identified in the soils report approved by the Building Official (or her/his designee) shall be reviewed by the Soils Engineer of record for conformance. Structural foundation design plans must also be reviewed by the Soils Engineer of record for conformance to the recommendations contained within the soils report and a letter of acceptance of the design shall be submitted to the Building Official prior to permit issuance. (CDD-B)
 12. Prior to requesting a foundation inspection from the Building Inspector, the Soils Engineer shall inspect and approve the mitigation measures and the foundation excavations. The Soils Engineer shall submit documentation to the Building Inspector which verifies compliance with the recommendations specified in the soils report. (CDD-B)
 13. EROSION CONTROL – An Erosion Control Plan shall be submitted with the permit application. Erosion control plans shall provide Best Management Practices during construction to prevent erosion of constructed slopes, and sediment and contaminants from being entrained in runoff. BMPs 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. All erosion control shall be installed prior to October 15 and be maintained in place at least until April 15. The applicant shall ensure that all contractors are aware of all erosion control standards and BMPs. (CDD-B,E)

14. **GEOTECHNICAL REPORT** - Submit a report detailing a comprehensive investigation of surface and subsurface soil and geotechnical conditions prepared by a registered civil or geotechnical engineer. The report and investigation shall address seismic hazards. The report shall determine soil properties and strengths to allow for design of retaining walls, foundations and pavements. In addition, the soils report shall determine the permeability of on-site soils. (CDD-B,E)
15. **GRADING PLANS** - Grading plans shall be prepared in compliance with the following provisions and requirements:
 - a. Grading shall comply with the Title 7, Chapter 6, "Excavations, Grading, Filling and Erosion Control" of the City of Watsonville Municipal Code.
 - b. Cut and fill slopes shall be 3:1 maximum or flatter.
 - c. Top of cut slopes and toe of fill slopes shall setback 5-feet from property lines.
 - d. A rough grading permit may be approved prior to approval of the improvement plans.
 - e. Existing and proposed contours shall be shown at a two-foot minimum contour interval for ground slope areas between level and 5% and 5' interval over 5%. Extend contours 25' minimum onto adjoining properties.
 - f. Denote the cubic yardage of stripping, cut and fill.
 - g. Plans shall strictly adhere to the soils report.
 - h. Denote the location of any strippings stockpile.
 - i. Disclose location of trucking routes for delivery of fill or for off hauling excess cut for review and approval.
 - j. Plans for retaining walls shall include wall profiles showing existing and proposed grade, design details and structural calculations. Retaining walls shall be constructed with reinforced concrete. (CDD-E)

MITIGATION MEASURE

16. **LANDSCAPING AND IRRIGATION** - Provide landscape and irrigation plans indicating types, quantities, locations and sizes of all plant material including existing major vegetation designated to remain, street trees, method of protecting planting areas from vehicular traffic. Landscape and irrigation plans shall comply with the City's Water Efficient Landscape Ordinance. Landscape areas shall be incorporated into storm drainage best management practice measures and therefore the plant materials selected must include appropriate ground covers which filter sediment and pollutants and be tolerant of occasional inundation. All landscaping and irrigation shall be installed and approved prior to occupancy of the project. (CDD-P,B,E)
17. Drainage for the site will be designed to capture all stormwater and channel it to a bioretention facility. The project design will insure that the post development runoff

level for the project will not exceed the current level of runoff. (CDD-E)
MITIGATION MEASURE

18. MAILBOXES - On the plans show the location of proposed mailboxes. Provide written approval of mailbox locations from the US Postal Service. (CDD-E)
19. ON/OFF SITE PERMIT – Separate On/Off Site Permits are required for work in the public right-of-way. (CDD-E)
20. PUBLIC IMPROVEMENT STANDARDS - All development shall comply with the City of Watsonville Public Improvement Standards. Plans and design documents shall be signed and stamped by a California Licensed Civil Engineer. Deviations to the City Standards must be approved by the City. City Standard Drawings shall be included in the plans. (CDD-E)
21. REPAIR OF EXISTING STREET IMPROVEMENTS – The applicant shall repair any curbs gutters and sidewalks located adjacent to the project which exhibit damage either caused by the construction or preexisting before construction to the satisfaction of the City of Watsonville. (CDD-E)
22. RETAINING WALLS – Submittals for all retaining wall improvements shall include plans, elevation profiles of wall top, wall bottom and existing ground, design details and engineering calculations and soils reports. Walls shall be constructed with concrete or masonry. (CDD-E)
23. 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. (CDD-E)
24. STORM WATER CONTROL PLAN/COW POST CONSTRUCTION STORMWATER ORDINANCE – The project applicant shall have prepared a storm water control in the form and content as specified by the City of Watsonville Post Construction Storm Water Mitigation Ordinance. Improvement plans shall be prepared for the construction of the post construction storm water mitigation best management practice mitigations. (CDD-P,E)
25. 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. (CDD-E)
26. STORM DRAIN SYSTEMS/BMP MAINTENANCE AGREEMENT – The project applicant shall execute an agreement in the standard form providing for the maintenance, and monitoring and reporting of those activities to the City of Watsonville storm drain systems best management practice measures. (CDD-E)

27. STREET LIGHTING - Street lighting shall be planned designed and constructed in accordance with the following requirements. Submit plans based on an illumination analysis to provide lighting levels of 0.5 foot candles. Apply for un-metered electrical service from P.G. & E. and pay all service fees. Street lights shall conform to the City of Watsonville Public Improvement Standards. Prior to occupancy the applicant shall apply to P.G. & E. for street light numbers and install the numbers on the lights. (CDD-E)
28. STREET IMPROVEMENTS – Applicant shall construct street improvements along all property frontages meeting the current requirements of the Public Improvement Standards. Street improvements shall include but not be limited to curbs, gutters, sidewalks, access ramps, street paving and street lighting. If there is insufficient right of way to accommodate street improvements meeting the requirements of the Public Improvement Standards, the applicant shall dedicate property for this purpose. (CDD-E)
29. SWPPP – The project site is 1-acre or more and therefore must prepare Storm Water Pollution Prevention Plan (SWPPP) and apply to be permitted under the State Water Quality Control Board General Construction Permit. Submit a copy of the completed Notice of Intent form, a copy of the State Water Board confirmation letter and a copy of the SWPPP subject to review and approval by the City of Watsonville. (CDD-E)
30. 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. (CDD-P,E)
31. UTILITY SERVICE - Each parcel shall have separate utility service connections originating from mains located in the street. All power and communications utilities shall be underground. The location of a sewer lateral shall be marked on the curb with an embossed “S”. (CDD-E)
32. WATER CONSERVATION - All development shall utilize water conservation, including low-flow faucets, laundry facilities, toilets and showerheads, water recycling, and xeriscaping to the maximum extent possible. Irrigation systems shall be designed and maintained to avoid run-off, over-spray, or other similar conditions where water flows to waste. Turf shall not be used in median strips, parking islands, or in areas less than eight (8) feet wide, or on slopes that will result in excess irrigation water run-off. All landscaping shall be designed and documented to be in compliance with the City of Watsonville Water Efficient Ordinance, California Plumbing Code Chapter 4 and the California Green Building Code Chapters 4 and 5. (CDD- P, B, E) **MITIGATION MEASURE**
33. CC&R's - Subdivision with private infrastructure shall have prepared Conditions Covenants and Restrictions (CC&R's) which include the means for financing and the facilities which will be maintained within the project. Facilities requiring maintenance shall include but not be limited to sewers, storm drains, best

management practice measures, pavements, landscaping and lighting. Applicant shall submit the CC&R's to the City for its review and approval. (CDD-E)

34. **IMPROVEMENT AGREEMENT.** Applicant shall enter into an improvement agreement with the City to install public, private and offsite infrastructure 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 public, private and offsite improvements. The cost estimate is subject to the review and approval by the City and shall be used to establish the amount of the Securities. (CDD-E)
35. **SEWERS AND STORM DRAINS** - Maximum cover over sanitary sewers and storm drains shall not exceed 9-feet. Maximum manhole spacing for sanitary sewers and storm drains shall be 400-feet. Sewers and storm drains shall be constructed of materials detailed in the City of Watsonville Public Improvement Standards. (CDD-E)
36. **UNDERGROUND UTILITIES** - All electrical and communication utility cables and equipment shall be installed underground within or adjacent to the development. No new overhead services to the property or overhead extensions of main lines will be permitted. Service plans shall be approved by the respective utility company and the City prior to the final map may be recorded. (CDD- B,E)
37. **PRECONSTRUCTION MEETING.** Prior to issuance of a building permit or the commencement of any site work, the project applicant and the general contractor shall attend a pre-construction meeting with the Building Official and City staff to discuss the project conditions of approval, working hours, site maintenance and other construction matters. The general contractor shall acknowledge that he/she has read and understands the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction. (CDD-E,B)
38. Require implementation of "Best Management" construction practices per City requirements and MBUAPCD Standards, which will be included as Design Review Permit Conditions of Approval. (CDD-P,B,E) **MITIGATION MEASURE**
39. **DUST CONTROL.** To minimize dust/ grading impacts during construction the applicant shall:
 - a. Time activities so that paving and building construction begins as soon as possible after grading is completed and when feasible limit major earth moving to mornings and/or periods of light winds.
 - b. Providing and using water trucks on-site (but not on public streets) to spray water on all exposed surfaces)

- c. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - d. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - e. Landscaping disturbed soils as soon as possible.
 - f. 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.
 - g. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - h. 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-E) **MITIGATION MEASURE**
40. Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance. (CDD-P, B)
41. Prior to issuance of a building permit, applicant shall submit evidence of approval from the Monterey Bay Air Quality Control District for asbestos survey and any necessary abatement in compliance with Air Quality Rule 424 to the Building Official. (CDD-P, B)
42. **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. (CDD-E)
43. **AS-BUILT PLANS.** As-built plans shall be prepared for the project in the following manner:
- a. The applicant's contractor shall maintain one set of full size, approved plans and mark thereon any deviations from plan dimensions, elevations or orientations. Marked plans shall be updated weekly and shall be available to the City for review when requested. Revisions to the plans shall be done in black ink. They shall be clouded and a delta or a note placed next to the clouding that indicates that the change was done as the plans were being "as-built." As-built plans shall be maintained for all approved improvement plans, including but not limited to, grading, retaining wall, drainage, utility, roadway, landscape and irrigation plans.
 - b. If the City Inspector records significant revisions made to the grade of gravity sewers and drains which will be dedicated to the City of Watsonville, the City shall direct the applicant to have a survey performed to determine the invert elevations of the sewers or drains which have been changed.

- c. Upon completion of landscape and irrigation improvements that will be dedicated to the City of Watsonville, the applicant's landscape and irrigation contractors shall prepare as built drawings as described above and deliver to the City of Watsonville operation and maintenance manuals for the various items of equipment and small tools which are accessory to the equipment.
 - d. Prior to final acceptance of the project by the City, the applicant shall provide the City with a copy of the marked plans for review. After the City has approved the marked plans, the applicant shall submit a reproducible copy to the City. The plans shall be on vellum or mylar and each sheet shall be identified by an "as-built" or "record drawing" stamp. (CDD-E)
44. 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, E)
45. VIDEO INSPECTION - All sanitary sewers and storm drains which will be dedicated to the City shall be video inspected and recorded in the Mpeg format. The DVD shall be delivered to the City for its review and approval. (CDD-E)
46. STREET NAMES & ADDRESS ASSIGNMENTS – Proposed street names are subject to approval. Submit application for address assignments and proposed street names. Final map shall be submitted, reviewed, approved and recorded before the building permit is issued (CDD-B, E)
47. All structures, new and existing, shall be protected by fire sprinkler systems (designed to NFPA 13D). Each APN (townhouse) shall have separate plan submittals for fire sprinkler systems, fire sprinkler underground systems (CFC 501.3 *as amended*) (CDD-P, WFD)
48. Show location of fire hydrants, existing and proposed. Fire flow for this project is to be a minimum of 1,500 gallons per minute. Fire hydrants to be installed and spaced so that no structure is more than 250 feet from an approved fire hydrant with maximum spacing not to exceed 500 feet. (CDD-P, WFD)
49. All roadways within the project shall be designated as "FIRE LANES" and shall be marked as such including road/curb painting and signage. Parking shall only be allowed within the designated parking spaces. (CDD-P, WFD)
50. Proposed buildings shall be posted with illuminated building numbers or addresses visible from the access driveway. (CDD-P, WFD)

51. In order to reduce the impact of strong seismic ground shaking to less than significant, the project will be conditioned to require compliance with the most recent California Building Code as it relates to seismic design, and the specific recommendations of the geotechnical report prepared by Soils Survey Group dated February, 2016. (CDD-E, B) **MITIGATION MEASURE**
52. The project shall pay the appropriate school, fire, police, parks, and all other applicable impact and fees to offset the increased demand created by the project. Applicant shall submit proof of payment of School Fees to the Community Development Department. (CDD-E, P, B) **MITIGATION MEASURE**
53. The final design plans and building permit for the project shall include the mitigation measures contained in the Preliminary Stormwater Control Plan; and shall be reviewed and approved by the City of Watsonville Community Development Department. These mitigation measures shall be installed and inspected prior to final inspection of the project. (CDD-E) **MITIGATION MEASURE**
54. The project will be conditioned to require payment of standard City traffic impact fees based on estimated trip counts for the proposed use. (CDD-E) **MITIGATION MEASURE**
55. Obtain an encroachment permit for new street improvements driveways and utility work in the public right-of-way. The applicant shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, and sidewalks. (CDD-E)
56. The project's operation shall be consistent with the policies and plans set forth in the green building standards of the California Building Code. (CDD-B, E) **MITIGATION MEASURE**
57. Demonstrate compliance with the requirement for disabled access on or to public sidewalks or transportation. Proposed new sidewalks or driveway entries will comply with the Federal Regulations on Americans with Disabilities Act access including the driveway aprons, curb ramps, sidewalks, etc. (CDD-B)
58. Obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, etc.) for this project. All construction projects shall comply with the new California Codes which became effective on January 1, 2014. All construction projects shall comply with 2013 (Title 24) California Code (Title 24) as amended:
 - 2013 California Building Code
 - 2013 California Electrical Code
 - 2013 California Mechanical Code
 - 2013 California Plumbing Code
 - 2013 California Energy Code
 - 2013 California Fire Code
 - 2013 California Green Building Code
 - 2013 California Residential Code

or construction shall comply with all state building codes in effect at the time of plan submittal for building permits resulting in actual construction. (CDD-B)

59. Improvements (new framing, electrical, mechanical, plumbing) Obtain all required building permits (Building, Plumbing, Mechanical, Grading etc.) for this project. All construction shall comply with all State Building Codes; Framing, mechanical, plumbing, electrical, T-24 energy, T-24 Accessibility and Municipal codes in effect at the time of plan submittal for building permits resulting in actual construction. (CDD-B)
60. Provide structural calculations verifying compliance with all applicable provisions of the 2013 California Building Code, Chapter 16. Prior to request for final inspection, written verification, wet signed and stamped by the engineer of record indicating compliance with the structural design shall be submitted to the City of Watsonville Building Division for their review and acceptance. (CDD-B)
61. Prior to excavation, adjoining landowners shall be given notice of the date, location and extent of excavation in conformity with Section 832 of the Civil Code and copies shall be provided to the Building Official prior to issuance of the Building Permit. (CDD-B)
62. Three copies of the final landscape and irrigation plans, in substantial compliance with the Landscape Plan submitted on May 13, 2016, must be submitted and approved by the Community Development Department. The project shall utilize drought tolerant species, street trees, planter areas, common areas and public right-of-ways. All trees shall be a minimum size of 15 gallons with a minimum spread of four-to-five feet, and one-inch caliper trunks. All of the street trees, and trees along the private driveway, shall be 24-inch box specimens. A minimum of 25% of the shrub material shall be a minimum five-gallon size. Automatic, low-flow irrigation systems shall be installed in all landscaped areas. Irrigation is to be programmed for night or early morning hours in order to minimize evaporation Final inspection of the project shall also be conducted by the same licensed landscape architect to insure the plans are consistent with the conditions of approval and landscape design principals established by the Council. (CDD-P)
63. Submit final design plans for review and approval by the Community Development Department that demonstrate that building materials and exterior paint colors shall be compatible with the surrounding area. (CDD-P) **MITIGATION MEASURE**
64. A separate demolition permit will be required for removal/demolition of structures prior to a building permit issuance. A permit and/or clearance from the Monterey Bay Unified Air Pollution Control District is required at the time of demolition permit request. A site plan showing the location of the structure(s) is required and a description of the building including the following is required; Use of the facility, construction type, square footages of the buildings, number of bathroom facilities etc. If the building to be demolished is clearly indicated on the new building or site development plan, an additional site plan not need be provided separately. (CDD-P)

65. Applicant shall submit to the Building Official evidence of approval from the Monterey Bay Unified Air Pollution Control District for asbestos survey and any necessary abatement in compliance with Air Quality Rule 424. (CDD-P) **MITIGATION MEASURE**
66. Submit a comprehensive lighting plan for review and approval by the Community Development Department, that demonstrates that all night time lighting will be low voltage, low rise where feasible, and will be shaded such that glare does not leave the property. (CDD-P)
67. The project design will conform with energy conservation measures articulated in Title 24 of the California Code of Regulations and address measures to reduce energy consumption such as flow restrictors for toilets, and low consumption lighting fixtures. Ultra low-flow toilets and low-flow water fixtures shall be utilized throughout all units. Automatic, low-flow irrigation systems shall be installed in all landscaped areas. Irrigation is to be programmed for night or early morning hours in order to minimize evaporation. (CDD-P, E) **MITIGATION MEASURE**
68. The project shall be subject to an affordable housing agreement approved by the City Council in accordance with the Section 14-46 of the Watsonville Municipal Code that requires a minimum of 15% of the units (7 units) to be reserved as affordable units. (CDD-P)
69. Applicant to relocate the speed limit sign facing eastbound traffic farther west at the City's satisfaction to improve driveway site visibility. (CDD-E) **MITIGATION MEASURE**
70. Applicant to post a sign/stripping on their property to prohibit left turns out of the east project driveway to the satisfaction of the City (CDD-E) **MITIGATION MEASURE**
71. Landscape shrubs by project driveways to be three feet or less in height to maintain sight visibility (CDD-P, E)
72. The historic Roache Schoolhouse is to be rehabilitated and reused consistent with the Secretary of the Interior's Standards for Rehabilitation (CDD-P, B) **MITIGATION MEASURE**
73. The roadway design throughout the project shall be a minimum of 24 feet to allow the fire apparatus to make turns within the project without impeding on the driveways to the individual townhomes. (CDD-P, WFD)
74. Because the concrete sidewalks are designed for visual effect, and as part of the roadway width, they shall be designed to the same criteria as the roadway. The roadway profile shall be designed to the HS-20 standard or equivalent throughout. Provide a roadway design profile showing how the roadway and the sidewalk will be built. (CDD-P, WFD)

75. The landscaping plan as presented on L-1.0 is not acceptable. No vegetation shall impede the required road width. Trees to be maintained for a minimum vertical clearance of 13 '6".
76. Fire Department review is not to be construed as encompassing the structural integrity of the facility or abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests. (WFD)
77. As a condition of submittal of the plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and the reviewing agency. (WFD)

During Construction, The Following Conditions Shall be Complied With:

78. Developer shall use properly maintained construction vehicles and equipment and the best available control technology to minimize emissions from internal combustion engines. (CDD-E) **MITIGATION MEASURE**
79. No work for which a building permit is required shall be performed:
- a) between 7:00 p.m. and 7:00 a.m. Monday - Friday,
 - b) before 8:00 a.m. or after 5:00 p.m. Saturday, or
 - c) before 12:00p.m. or after 4:00 p.m. on Sundays or Holidays.

A sign shall be posted at a conspicuous location near the main site entry, prominently displaying these restrictions. Any work proposed to be conducted outside of the posted hours shall require a minimum 48-hour advanced notice to the Community Development Department. (CDD-B) **MITIGATION MEASURE**

80. Signs shall be posted 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 complaints within 24 hours of receiving them and contact the concerned party to address the issue within 48 hours of the complaint. (CDD-P) **MITIGATION MEASURE**
81. In the event that archaeological resources are discovered in the earth moving development activities, all development activities shall cease immediately and remain stopped until an assessment has been completed by a qualified archaeologist and approved by the City. (CDD-P) **MITIGATION MEASURE**

82. Applicant to file a FAA Form 7460-2 (Notice of Actual Construction or Alteration) to the Airport Manager within 5 days of the second story of the units being constructed. (CDD-P, B)

Prior to Final Occupancy:

83. All trash and construction debris shall be removed from the site. (CDD-B)
84. All improvements identified on the plans must be completed. (CDD-E)

Future Sign Permit:

85. Common area landscaping, retaining walls and fences shall be maintained on an ongoing basis by the homeowner's association. (CDD-B,E)

Key to Department Responsibility

CDD-B	–	Community Development Department (Building)
CDD-P	–	Community Development Department (Planning)
CDD-E	–	Community Development Department (Engineering)
PW	–	Public Works and Utilities Department
WFD	–	Watsonville Fire Department
WPD	–	Watsonville Police Department
PK	–	Parks and Community Services Department
CA	–	City Attorney

**CITY OF WATSONVILLE
CITY COUNCIL**

EXHIBIT "C"

Application No: 601

APN: 015-371-01

Applicant: Shawki Deyn Properties, LLC

Hearing Date: November 10, 2020

Applicant: Shawki Deyn Properties, LLC, C/O Raeid Farhat
Property Owner: Shawki Deyn Properties, LLC, C/O Raeid Farhat
Address: 734 East Lake Avenue, Watsonville, CA 95076
Project: Special Use Permit
Location: 221 Airport Boulevard, Watsonville, CA 95076
Purpose: Modification of a Special Use Permit and Design Review to
construct a 48-unit townhome project with an additional residential
parcel on a 2.65-acre parcel

Modification of a Special Use Permit and Design Review (PP2016-52), requested by the applicant for the purpose stated above, was reviewed at a public hearing on November 10, 2020, by the City Council and was conditionally recommended for approval to the City Council by adoption of City Council Resolution No _____-20 (CC), together with Conditions of Approval, attached hereto and made a part of this Permit.

CITY OF WATSONVILLE
City Council

Suzi Merriam
Community Development Director