



REGULAR MEETING

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

TUESDAY, DECEMBER 1, 2020

5:30 PM

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

Regular Meeting - Tuesday, December 1, 2020
5:30 PM

THIS MEETING WILL BE HELD VIRTUALLY AND IS COMPLIANT WITH THE GOVERNOR'S EXECUTIVE ORDER N-29-20 ALLOWING FOR A DEVIATION OF TELECONFERENCE RULES REQUIRED BY THE BROWN ACT.
TO PARTICIPATE IN THE ZOOM COUNCIL MEETING LIVE:

<https://us02web.zoom.us/j/4417277342>

Meeting ID: 441 727 7342#

To participate telephonically by calling the number below:

(669) 900-6833

Meeting ID: 441 727 7342#

If prompted to enter a participant ID, press #

How to submit written Public Comments:

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

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

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

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

1. ROLL CALL

2. ANNOUNCEMENTS BY MAYOR AND CITY ADMINISTRATOR

City Manager Memorandum

3. COMMUNICATIONS

Members of the public may address the City Council/Successor Agency on matters not appearing on the City Council/Successor Agency Agenda at this time for up to three minutes. In order that the City Clerk may later identify the speaker in the minutes of the meeting, it is helpful if speakers state their names. Public comments regarding items on the scheduled agenda will be heard at the time the item is being considered by the City Council/Successor Agency.

The City Council Chambers podium is equipped with a portable microphone for anyone unable to come to the podium. If you need assistance, please advise the City Clerk as to which item you would like to comment on and the microphone will be brought to you.

4. CONSENT CALENDAR

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

4A. Approval of November 17, 2020 Sand City Council Meeting Minutes
[11.17.20 Sand City Council Meeting Minutes.pdf](#)

4B. Approval of City/Successor Agency Financial Report, October 2020
[City.Successor Agency Financial Report.October 2020.pdf](#)

4C. Approval of City RESOLUTION Honoring Jane Parker for Her Contribution and Service of 12 Years as the Fourth District Supervisor for Monterey County
[Resolution Honoring Jane Parker.pdf](#)

5. CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

6. PUBLIC HEARING

6A. Consideration of City RESOLUTION Approving Conditional Use Permit 645 regarding the Addition of a 2nd Level Deck to an Existing Residential Dwelling at 1875 Oceanview Avenue
[Staff Report for Conditional Use Permit & PUD Zoning Amendement for 2nd Level Deck addition at 1875 Ocean View Avenue.pdf](#)

6A.1 Attachment 1
[RESOLUTION Approving Conditional Use Permit 645 Regarding the Addition of a 2nd Level Deck. 1875 Ocean View Avenue.pdf](#)

6A.2 Attachment 2
[Amending Ordinance 06-02 which Reclassified Property at 1875 Ovean View Avenue.pdf](#)

6B. Consideration of City RESOLUTION to Approve Conditional Use Permit 646 (inclusive of Site Plan and Design Review) for the Development of a Live-Work Project at 445 Orange Avenue

7. NEW BUSINESS

- 7A. Consideration of City RESOLUTION Approving a Contract with 4leaf, Inc. to Provide Comprehensive Building Services, including but not limited to, Building Permit Issuance, Building Inspections Services, Building Plan Review Services, Code Enforcement, and Building Official Oversight and Response {this item continued from the November 17, 2020 Council meeting}
[Staff Report Building Services Contract 4Leaf.pdf](#)
- 7B. Consideration and Approval of City RESOLUTION Granting the City Manager Authorization to Execute a Water Assignment Agreement and Assign up to 0.174 Acre-Feet of Water from the Sand City Water Entitlement for the Greg Hawthorne Commercial Building Addition Project at 460 Elder Avenue (APN 011-237-022)
[Water Allocation for Commercial Development Project at 460 Elder Avenue.pdf](#)
- 7C. Consideration of City RESOLUTION Approving an Amendment to the Chief of Police/Public Works Supervisor Employment Agreement
[Chief of Police Employment Agreement.pdf](#)
- 7D. Consideration of Cancelling Future City Council meeting
- PURPOSE: It is proposed that the City Council cancel the City Council meeting scheduled for January 5, 2021 to minimize conflict with the Christmas and New Year's Holiday closure of City Hall, December 24, 2020 – January 1, 2021
- 7E. Comments by Council Members on Meetings and Items of Interest to Sand City
- 7F. Upcoming Meetings and Events

8. ADJOURNMENT

Next Scheduled Council Meeting:
Tuesday, December 15, 2020
5:30 P.M.
Telephonic meeting:
Dial-in number: (669) 900-6833
Access code: **441 727 7342#**

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

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

AGENDA ITEM

City Manager Memorandum

MEMO



To: Honorable Mayor and City Council Members

From: Aaron Blair, City Manager

Date: November 23, 2020 (Meeting Date: December 1, 2020)

Re: City Manager Update

Over the past month we continue to receive around 2-3 Public Request for Information a week, so I wanted to thank staff publicly for their efforts in responding to these requests.

Committee Meetings:

1. The Development Review Committee met on 11/20.
2. Staff will be scheduling a meeting in early December with our housing sub-committee to discuss short-term rentals.

City CIP Projects:

1. **Electrical Upgrades.** I met with the electrical engineer on 11/18 and 11/23 to finalize the design. We received a first draft of the design for staff review on 11/24.
2. Catalina Stormwater Grant. Next steps including moving the design to a 60% completion.
3. Contra Costa Stormwater Grant. Our application was submitted several months ago. We anticipate hearing something related to the grant toward the end of the year.
4. West Bay Repairs. Staff met with the project contractor and designer on 11/23.
5. Calabrese Park. Grant award for playground improvements: \$177,952. CDBG ADA Grant \$90,000.
6. Cal Am/Sand City desal wells.
 - a. We have reached an agreement with CalAm on all the legal aspects of the MOU, and it should be before Council before the end of the year.
 - b. Staff will be meeting with Cal Am on 11/30 to discuss the Sand City Water Supply Project Phase 1 New Wells project.
7. Pavement Management Plan (PMP) – Chuck, Leon, Chief, Mark, and I met to discuss our pavement management plan on 11/5. Staff will be bringing back an implementation plan, necessary funding required for implementation, and FY 20/21 suggested projects.

Sustainable Transportation Plan & Parking Plan

1. Staff received a received an administrative draft of the parking plan on 11/23. We are currently reviewing this draft.
2. Chuck attended a sustainable transportation meeting on 11/19.

City Staff

1. Meetings:
 - a. I attended our monthly Monterey Bay Area City Managers meeting on 11/20.
 - b. I continue to attend the bi-weekly CalEOS meetings on COVID-19.
 - c. I participated in the Monterey County Homeless Coalition meeting on 11/4 and on 11/12.
 - d. I participated in the 2-day MBASIA (Insurance) Long Range Planning (LRP) and Board Meeting on 11/12 and 11/13.
 - e. Devon and I met with HDL (Tax consultant) on 11/17 to review property tax figures.
2. Our Personnel Manual update has been reviewed by staff and the City Attorney, and is pending POA review to ensure compliance with the recently approved mou.
3. Website & Social Media.
 - a. Our City of Sand City social media accounts continue to grow, and experienced a big jump due to the we. mural festival especially on Instagram. Just a reminder that the City did not have social media accounts until 11/2019. City of Sand City Social Channels. Facebook, Twitter, and Instagram: @SandCityCA
 - i. Facebook: 218 (+4) | Twitter: 89 (+1) | Instagram: 893 (+49)
 - b. The Sand City Art Committee (@SandCityArt) has an account on Instagram which has been active and grew during the mural festival by 200 followers. Sand City Art Committee Facebook has been inactive for some time, but I am working to link it with the Instagram account.
 - i. Facebook: 568 | Instagram: 728 (+31)

Code Enforcement

1. I continue to work with property owners that have code enforcement issues. We have included code enforcement assistance as a duty within our Building Services RFQ.

Community Development

1. The RFQ for Building Services was issued on 8/13, and staff will be bringing a recommendation to Council on December 1, 2020.
2. Seaside Sanitation Upgrades. The current project should be close to finished by the end of November. There is a planned sewer upsizing along Ortiz between Contra Costa and Holly. You may see some potholing related to this project in the near future. More information will be forth coming.
3. Public Art & Placemaking:

- a. we.murals was a great success, and we continue to see increased pedestrian traffic from individuals viewing the murals, as well as, increased social media post about them. Over the next several months additional steps will be taken to increase the marketing behind all of the public art in the West End to further increase our vibrancy and awareness to our local businesses. There has been a lot of discussion of making it an annual installation and multiple individuals have expressed a desire to support the event, but at this time no additional funding was allocated in the FY 20/21 budget.
 - b. I have been designing a west end walking map that includes places of interest and all of our public art locations. This will be something that can be available in various locations for individuals to pick up, and could easily be made into wayfinding signs in the West End.
 - c. We now have 25+ pieces of public art in the West End.
<https://www.sandcity.org/our-community/west-end-artist-community/public-art>
4. Business Development: Even though we are in a tough environment for business recruitment, I continue to have some solid meetings with prospective business that I believe line up with the vibrancy goal for the West End. Most are a little hesitant due to the current shelter in place restrictions.
- a. *Alma del Mar at WahineHQ*. The Mayor, Police Chief, and I participated in the ribbon cutting and grand opening of Alma del Mar at WahineHQ on 11/4. Instagram: @wahineHQ
 - b. *Captain and Stoker Coffee*. I am working with them to find a new location within the West End.
 - c. *Monterey Glassworks* - <https://www.facebook.com/MontereyGlassWorks/> Glass blowing, events, studio, an classes. Opening before the end of the year. <https://www.montereyglassworks.com>
 - d. *Artist Dana Goforth*. I met with Dana on 11/17 about possible opportunities in the West End.
 - e. *Artist and Musician Jayson Fann*. The Mayor and I met with him on 11/24 to discuss possible opportunities in Sand City.

TASK LIST

Public Works/Engineering

- Storm water interceptor maintenance contract: RFP (3rd quarter)
- CIP-Calabrese Park Improvements A (3rd quarter)
- CIP-Pavement Management Program (3rd quarter)
- CIP-Edgewater Habitat Restoration (3rd & 4th quarter)
- CIP-West Bay Street Repair Project (3rd quarter)
 - Extension Granted till 12/31/2020
- CIP-West End SW Improvement Projects (TBD)
 - Contra Costa St. (Grant Funding requested)
 - Catalina St. (Grant Funding requested)
- Sand City Water Supply Project (SCWSP) Phase 1 New Wells (2020/21)
- CIP-City Hall Electrical Service Updates (2nd & 3rd quarter)

Community Development/Planning

- CIP-Parking Strategy Plan (Implementation Phase)
- Sustainable Transportation Plan (Implementation Phase)
- Accessory Dwelling Units Code Amendment (3rd quarter)
- Short-term rental ordinance workshop (3rd quarter)
- Fee schedule Update: Fee Study (4th quarter)
- CIP-Public Art Program (2nd & 3rd quarter)
- CIP- iWorQ: (Implementation Phase)
- Building Services RFP (3rd quarter)

Finance/Clerk/HR

- ~~Sales tax initiative: November 2020 Ballot (2nd & 3rd quarter)~~
- ~~November Municipal Election~~
- 2021/22 Budget & CIP Process (4th quarter)
- Personnel Manual Revision (3rd quarter)

Economic Development

- Carroll Property reuse & Art Park Development (2020/21)
- McDonalds Remodel (Permit Review)
- Ocean View Ave at Fell St. SFD (Under Construction)
- 756 California Avenue (Under Construction)
- 460 Elder Expansion (Permit Review)
- Monterey Bay Shores (Under Construction: On Hold)
- 534 Shasta Commercial Building Expansion (Permit Issued)
- Monterey Bay Collection (Permit Review Coastal Commission)
- Target Remodel (Permit Issued)
- Catalina Lofts (Under Construction)
- Telsa Charging Stations (Edgewater – Permit Issued)
- Ashley Home Furniture (Permit Issued)

- South of Tioga
 - ~~Development Agreement~~
 - ~~Quimby Act~~
 - ~~Lincoln and Beech ROW Abandonment~~
 - Community Finance District (Pending)
 - Sliver properties (Pending)
 - Lot line Adjustment (Pending)
 - Subdivision Improvement Agreement
 - Final Map

Other

**AGENDA ITEM
4A.**

**Approval of November 17, 2020 Sand City
Council Meeting Minutes**

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

Regular Meeting - Tuesday, November 17, 2020
5:30 PM

Mayor Carbone opened the meeting at 5:30 P.M.

AGENDA ITEM 1, ROLL CALL

The following members of the Council and Staff attended the meeting via Zoom teleconference.

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

Staff: Aaron Blair, City Manager
Vibeke Norgaard, City Attorney
Connie Horca, Acting City Clerk

AGENDA ITEM 2, ANNOUNCEMENTS BY MAYOR, CITY MANAGER, AND CITY STAFF

City Manager Blair reported on his interview with the Carmel Pine Cone, Pavement Management Plan, suggested projects for next fiscal year, Staff and Council attendance at the Wahine Project's ribbon cutting, and permits that have been issued for the installation of Tesla charging stations near Starbucks at the Edgewater Shopping Center.

Mayor Carbone commented on the nice write up by Coast Weekly regarding the murals.

City Manager Blair added that he would like to remain updated on any available rental properties within the City so he can add it to his list.

AGENDA ITEM 3, COMMUNICATIONS

5:35 P.M. Floor opened for Public Comment.

Sand City resident Michael Morris thanked the Council for their part in facilitating the meeting between himself and Patrick Orosco regarding the clean-up of the blighted areas located at the South of Tioga project and the importance of following up with DBO development to continue to carry out their commitment to clean up the area.

5:38 P.M. Floor closed to Public Comment.

AGENDA ITEM 4, CONSENT CALENDAR

- 4A. There was no discussion of the September 25, 2020 Special City Council Meeting Minutes.
- 4B. There was no discussion of the November 3, 2020 Sand City Council Regular Meeting Minutes.
- 4C. There was no discussion of the City **Resolution** appointing a Director and Alternate Director to the Monterey Peninsula Regional Water Authority (MPRWA) for a Two-Year Term commencing on January 2021
- 4D. There was no discussion of the Joint Powers Financing Authority **Resolution** Confirming its Officers.

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

AGENDA ITEM 5, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

There were no items pulled from the Consent Calendar

AGENDA ITEM 6, OLD BUSINESS

{Council Member Sofer stepped down from the dais due to conflict of interest by residing within 500' of the subject property}

6A. Consideration of Proposed Mural Application at 613 Ortiz Avenue

City Manager Blair reported that this item was continued from the November 3, 2020 council meeting. The applicant has submitted enough information to satisfy the public art policy requirements. The Planning Department reviewed the application and is recommending denial of the application due to reasons outlined in the attached staff report. On September 23, 2020 the Art Committee reviewed the application, and is recommending denial of the application based on a poorly scaled design in relation to the existing adjacent mural which this is an extension of. The Art Committee would like to support the applicant's desire to add more public art thus they encouraged the applicant to bring forward a new design from the artist or another Sand City artist. The applicant would like to move forward with the application as is.

In response to Council Member Hawthorne's inquiry whether the applicant was

open to submit a new design and/or new artist rendering, City Manager Blair indicated that the applicant would like to honor the artist with the attached design.

There was Council discussion regarding developing an approval system, defining parameters for art being submitted, and that each City is different with some cities having an art commission.

City Attorney Norgaard clarified that this item was previously on the agenda and that Council directed planning staff to provide their recommendations, and that this is the continuation of the first mural that was painted prior to the establishment of the Public Art Policy.

City Manager Blair suggested that staff can bring the Public Art Policy back to the Council that would provide more guidelines and specification for submission of art.

Mayor Carbone directed staff to revisit the arts policy.

5:55 P.M. Floor opened for Public Comment

The applicant was not present to speak to the item, and there were no comments from the Public in person, via writing or through telecommunications.

5:56 P.M. Floor closed to Public Comment.

Motion to approve the planning department and arts committee recommendation for denial was made by Council Member Hawthorne, seconded by Council Member Blackwelder. Roll Call Vote AYES: Council Members Blackwelder, Carbone, Cruz, Hawthorne. NOES: None. ABSENT: None. ABSTAIN: Council Member Sofer. Motion carried.

Staff was directed to notify the applicant of the results of the application.

{Council Member Sofer returned to the dais}

AGENDA ITEM 7, NEW BUSINESS

7A. Consideration of City RESOLUTION Amending Schedule M, City Clerk Fees and Charges related to Administrative Department Fees

City Manager Blair reported on the attached staff report and commented that the amendments to the City Clerk Fee schedule is a housekeeping item to remain current with fees that no longer apply and to update the citywide city clerks fee schedule. Staff recommends approval of the attached resolution

amending Schedule M, City Clerk Fees and Charges related to Administrative Department Fees.

There were no questions from the Council.

6:05 P.M. Floor opened for Public Comment

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

6:05 P.M. Floor closed to Public Comment.

Motion to approve the City **Resolution** amending Schedule M, City Clerk Fees and Charges related to Administrative Department Fees was made by Council Member Blackwelder, seconded by Council Member Cruz. Roll Call Vote AYES: Council Members Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

7B. Consideration of City RESOLUTION Approving a Contract with 4leaf, Inc. to Provide Comprehensive Building Services, including but not limited to, Building Permit Issuance, Building Inspections Services, Building Plan Review Services, Code Enforcement, and Building Official Oversight and Response

This item was pulled from the agenda on a motion by Council Member Hawthorne, seconded by Council Member Sofer. Roll Call Vote AYES: Council Members Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

7C. Discussion and Consideration of Upcoming 2020 Sand City Events

Mayor Carbone presented the idea of having a drive-up Tree Lighting Ceremony to the Council. Due to the State mandate regarding gatherings of no more than 3 households, the Council discussed other options such as having the location and tree decorated but leaving it open to the public to enjoy at their leisure and to cancel the event.

The Mayor suggested that a mailer be distributed to inform the residents that the 'tree lighting ceremony' will be cancelled and that the decorations and tree will be available for them to enjoy at their leisure.

A virtual public comment was received from Sand City resident Dierdre Bascou suggesting that a community "light-tree" be lighted on top of the Independent for residents to view from their homes. The City Hall can still be decorated and we can visit on our own but a community tree is a lovely sentiment.

City Manager Blair indicate that he can speak with the property owner at the Independent regarding the tree.

The Council also decided to cancel the Annual Awards Banquet in light of the state public health officers mandate limiting gatherings.

7D. Comments by Council Members on Meetings and Items of interest to Sand City

Council Member Hawthorne commented on the elections and the resident participation at the form.

Council Member Cruz added that there were a good return of votes and thanked City staff and the Council for their efforts.

City Manager Blair reported on his meeting with HdL and the City's next revenue from property taxes. City Attorney Norgaard informed the Council that a new TUT measure can be placed at the next General Municipal Election, and sooner if a fiscal emergency is declared.

7E. Upcoming Meetings and Events

There were no reportable upcoming meetings or events.

AGENDA ITEM 8, CLOSED SESSION

6:22 p.m.

8A. City Council/Successor Agency Board to adjourn to Closed Session regarding:

- 1) Conference with labor negotiator (Cal gov code section 54957.6) Agency Negotiator: Aaron Blair, City Manager
Position: Chief of Police**

6:52 p.m.

8B. Re-adjourn to Open Session to report any action taken at the conclusion of Closed Session in accordance with 54957.1 of the Ralph M. Brown Act

The City Council gave confidential direction to the City negotiator Aaron Blair regarding the Chief of Police position.

AGENDA ITEM 9, ADJOURNMENT

Motion to adjourn the meeting was made by Council Member Blackwelder, seconded by Council Member Sofer. There was consensus of the City Council to adjourn the meeting at 6:53 p.m. to the next regularly scheduled City Council meeting on Tuesday, December 1, 2020 at 5:30 p.m.

Connie Horca, Acting City Clerk

**AGENDA ITEM
4B.**

**Approval of City/Successor Agency
Financial Report, October 2020**

INTER

MEMORANDUM

OFFICE

To: City Council/Agency Board Members
From: Administrative Assistant
Subject: October 2020 Financial Reports
Date: November 10, 2020

Attached are the financial reports for both the City of Sand City and the Sand City Successor Agency for the former Redevelopment Agency for the month of October 2020.

A. City of Sand City Reports

1. Balance Sheet Report for October 2020.
2. Revenue received in the month of October 2020-Total \$ 672,131.95
(This total includes transfers).
Month End Cash Register Activity Report for October 2020.
3. Expenditures paid for in the month of October 2020-Total \$ 458,794.80
Month End October 2020 Accounts Payable Report
4. Current City Balances as of October 31, 2020.
Total \$ 9,973,359.74
Restricted & unrestricted
[Includes, Mechanics Bank, and Local Agency Investment Fund (LAIF), and City CDs ranging from 6 months to 3 years]

B. Sand City Successor Agency for the former Redevelopment Agency Reports

1. Balance Sheet Report for October 2020
2. Revenue received in the month of October 2020-Total \$ 93.03
Month End Cash Register Activity Report for October 2020.
3. Expenditures paid for in the month of October 2020 Total \$ 612,061.03
Month End Cash Disbursements Report for October 2020
4. Current Successor Agency Balances as of October 31, 2020

Total \$ 1,422,433.66
 Restricted and unrestricted
 (Includes Mechanics Bank, Bond CDs, and Bond Reserves for the 2008 Taxable Bonds).

NOTES TO THE FINANCIAL REPORT

Special City Notes for October 2020

On the Month End Cash Register Activity Report - Special or Major Receipts for the Month October 2020 are listed below.

<u>Date</u>	<u>Source</u>	<u>Amount</u>	<u>Description</u>
10/07/2020	Ferguson Ent.	\$ 6349.65	FY 20-21 Business License Renewal
10/07/2020	Public Storage	\$ 8759.80	FY 20-21 Business License Renewal
10/07/2020	City of Seaside	\$ 5721.82	FY 19-20 Sewer Impact Fees
10/17/2020	LAIF – Interest	\$ 15,264.55	3 rd QTR 2020 Interest
10/21/2020	Successor Agency	\$ 32,136.35	1 st QTR FY 20-21 Admin Expenses
10/21/2020	State of California	\$ 25,001.00	Cares Act COVID Relief Fund Final Installment
10/23/2020	County of Monterey	\$ 8333.33	August 2020 COPS Grant
10/23/2020	County of Monterey	\$ 56,726.58	COPS Grant Growth Spec Allocation
10/29/2020	Greenwaste Rec.	\$ 13,060.46	3 rd QTR 2020 Franchise Fees
10/29/2020	PG&E	\$ 11,050.33	September 2020 Utility Users Tax
10/30/2020	State of California	\$ 236,123.55	3 rd QTR 2020 Sales Tax
10/30/2020	State of California	\$ 238,140.02	3 rd QTR 2020 Transactions & Use Tax

Transfers

(Transfers are shown on the cash register activity report; they are transfers from one bank account to another and should not be considered as a revenue or expenditure)

<u>Date</u>	<u>Source</u>	<u>Amount</u>	<u>Description</u>
There were no transfers in October 2020			

Month End Cash Disbursement Report - Special or Major Expenses for the Month of October 2020 are explained below

<u>Check #</u>	<u>Paid To</u>	<u>Amount</u>	<u>Description</u>
035338	Vibeke Norgaard	\$ 20,928.35	September 2020 City Attorney Services
035341	Allen D Huggins	\$ 6,950.00	Internal Investigation #SG200077
035351	BFS Landscape Architects	\$ 3,150.00	West Bay Ave Landscape Architecture
035375	EMC Planning	\$ 4,341.53	Sept 2020 Sustainable Grant Services & Planning Staff Support

City Council

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035377	Lawrence Escobar	\$ 6,908.23	October 2020 Accrual Cash Out
35379	Hope Services	\$ 3,445.89	September 2020 Clean Up Crew
035380	Hayashi & Wayland	\$ 27,272.50	September 2020 Audit Services
035390	CalPERS	\$ 12,450.00	October 2020 PERS 457 Contributions
035394	Harris & Associates	\$ 43,258.75	Sept 2020 City Engineer Services
35311A	CalPERS	\$ 23,915.52	October 2020 PERS Health Premiums
35311B	CalPERS	\$ 53,441.74	September 2020 PERS Retirement
		\$ 158,503.02	October 2020 Payroll
		\$ 43,007.52	October 2020 Payroll Taxes

Successor Agency Notes for October 2020

On the Month End Cash Register Activity Report - Special or Major Receipts for the Month of October 2020 are listed below.

<u>Date</u>	<u>Source</u>	<u>Amount</u>	<u>Description</u>
10/31/2020	Mechanics Bank	\$ 49.51	Oct 2020 Interest - Property Tax Increment
10/31/2020	Mechanics Bank	\$ 21.65	Oct 2020 Interest – 3 Month Tax Exempt Bond
10/31/2020	Mechanics Bank	\$ 21.87	Oct 2020 Interest – 6 Month Tax Exempt Bond

Month End Cash Disbursement Report-Special or Major Expenses for the Month of October 2020 is explained below.

<u>Check #</u>	<u>Paid To</u>	<u>Amount</u>	<u>Description</u>
002210	City of Sand City	\$ 32,136.35	1 st QTR FY 2020-2021 Admin Expenses
002211	US Bank	\$ 377,867.32	November 2020 Series 2017 Bond Payment
002212	US Bank	\$ 202,057.36	November 2020 2008B Bond Payment

CITY

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

Assets		Acct ID
Cash Clearing Checking Account	421,174.28	99 1001
General Fund CITY- OPEB POTENTIAL FUNDING	142,528.77	10 1004
General Fund City Housing Account	673,832.67	10 1006
General Fund Tioga Beach Clean Up Fund	120,000.00	10 1007
General Fund LAIF	7,380,315.23	10 1008
General Fund Fair market value adjustments	15,105.36	10 1009
General Fund Investment CD	164,971.74	10 1020
General Fund Pro Equities Money Market	85,537.05	10 1080
General Fund Pro Equities CD's	985,000.00	10 1081
General Fund Cash Balance	299,998.01	10 1099
Gas Tax - 2105 Cash Balance	19,871.06	31 1099
Traffic Safety Cash Balance	1,293.32	35 1099
RMRA -Road M&R Cash Balance	17,584.03	37 1099
TAMC X TSIPF Cash Balance	82,427.74	38 1099
Cash Clearing Cash Balance	-421,174.28	99 1099
General Fund Due From RA/Operating Expenses	3,626,057.91	10 1130
General Fund Due From AAgency/Costco/Seaside	4,649,999.99	10 1140
General Fund Due RA/COP reimbursement	1,454,766.42	10 1145
Gen. Fixed Asst BIKE TRAIL INTERCONNECT-TIOGA	53,556.91	60 1273
General LTD Act AMOUNT PROVIDED FOR LTD	4,015,966.94	70 1280
Gen. Fixed Asst Prop 1 IRWM - Catalina St.CIP	20,841.50	60 1281
Gen. Fixed Asst PROP 1 SW CONTRA COSTA CIP	6,722.50	60 1282
Gen. Fixed Asst CITY HALL ELECTRICAL CIP	3,660.00	60 1283
Gen. Fixed Asst CDBG Calabrese Park CIP	39,610.50	60 1287
Gen. Fixed Asst CIP- Wells	177,122.73	60 1288
Gen. Fixed Asst CIP-CITY ENTRANCE PROJECT	1,312.00	60 1289
Gen. Fixed Asst Land	1,837,193.95	60 1290
Gen. Fixed Asst Land Improvements	441,562.65	60 1291
Gen. Fixed Asst VEHICLE FIXED ASSET	567,289.39	60 1292
Gen. Fixed Asst Furniture and Fixtures	114,513.83	60 1293
Gen. Fixed Asst Buildings	8,538,775.38	60 1295
Gen. Fixed Asst FIXED ASSETS EQUIPMENT	2,594,595.69	60 1297
Gen. Fixed Asst CITY HALL	172,866.41	60 1298
Gen. Fixed Asst INFRASTRUCTURE- streets	5,155,456.95	60 1299
Gen. Fixed Asst ACCUMULATED DEPRECIATION	-8,492,713.51	60 1300
General LTD Act Deferred Outflow- Pers contrib	753,101.74	70 1400
General LTD Act Deferred Outflow- Actuarial	782,191.74	70 1405
General LTD Act DEFER OUTFLOWS/OPEB CONTRIBUTS	81,784.00	70 1500
Total of Assets ---->	36,584,700.60	36,584,700.60

Liabilities		Acct ID
General Fund GHANDOUR TAMC IMPACT FEE	542,222.00	10 2013
General Fund SCSD- SEWER CAPACITY STUDY	1,200.00	10 2014
General LTD Act Compensated Absences	529,232.39	70 2020
General LTD Act NET OBEP LIABILITY/ASSET	-1,278,129.00	70 2025
General Fund DEFERRED REVENUE RDA COP REIMB	774,766.42	10 2056
General Fund Orosco-South of Tioga	25,000.00	10 2059
General LTD Act capital lease-police radios	93,400.05	70 2070
General Fund State Mandated CASP Fee	4.80	10 2115
General Fund SQUARE CREDIT CARD PMT FEE	-1.19	10 2116
General Fund Health Insurance	26,043.91	10 2150
General Fund Dental/Vision	210.56	10 2160
General Fund POLICE ASSOC. DUES	1,050.00	10 2180
General Fund PEPRA RETIREMENT %	3,796.90	10 2191
General Fund RETIREMENT %	6,471.60	10 2192
General Fund AFLAC PRE TAX	1,183.79	10 2195
General Fund AFLAX-AFTER TAX	778.92	10 2196
General Fund PERS SURVIVOR BENEFIT	42.00	10 2197
General LTD Act Net Pers Liability	4,687,474.46	70 2200
General LTD Act DEFERRED INFLOWS-ACTUARIAL	282,302.79	70 2500
General LTD Act DEFER INFLOWS/OPEB ACTUARIALS	836,272.00	70 2505
Total of Liabilities ---->	6,533,322.40	

FUND Balances		Acct ID
General Fund Unappropriated Fund Balance	18,905,715.02	10 3400
Gas Tax - 2105 Unappropriated Fund Balance	15,493.15	31 3400
Traffic Safety Unappropriated Fund Balance	1,079.25	35 3400
RMRA -Road M&R Unappropriated Fund Balance	15,796.28	37 3400
TAMC X TSIPF Unappropriated Fund Balance	84,779.59	38 3400
Gen. Fixed Asst Unappropriated Fund Balance	-1,296,649.14	60 3400
General LTD Act Unappropriated Fund Balance	482,491.73	70 3400
Gen. Fixed Asst Investment in Fixed Assets	11,761,185.61	60 3600
Gen. Fixed Asst CAPITAL LEASE	337,830.41	60 3601
Gen. Fixed Asst Donated Assets	430,000.00	60 3602
CURRENT EARNINGS	-686,343.70	
Total of FUND Balances ---->	30,051,378.20	36,584,700.60

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT	YEAR
	MONTH	TO
		DATE
Revenues		
General Fund AB 1484 DISTRIB Non Department	0.00	52934.14
General Fund Admin Fees SA Non Department	32136.35	32136.35
General Fund MBASIA CLAIMS Non Department	0.00	4534.82
General Fund COVID-19 RELIEF Non Department	25001.00	50000.00
General Fund Prop Tax Transf Non Department	440.00	1074.70
General Fund Users Tax Non Department	14769.52	40233.07
General Fund Sales/Use Tax Non Department	236123.55	437692.96
General Fund Transaction tax Non Department	238140.02	412243.89
General Fund State CASP Fee Non Department	43.20	895.40
General Fund Refuse Franchis Non Department	13060.46	13060.46
General Fund Bus. License Non Department	17534.18	490726.90
General Fund CLEEP GRANT Public Safety	65059.91	73393.28
General Fund Bldg. Permit Building	0.00	665.90
General Fund Coastal Permit Community Dev.	0.00	500.00
General Fund CUP Community Dev.	1500.00	3000.00
General Fund TEMPORARY CUP Community Dev.	100.00	100.00
General Fund Design Review Community Dev.	250.00	250.00
General Fund Reimburse Fees Public Works	0.00	2419.50
General Fund Plan CK Fees Building	0.00	516.69
Traffic Safety CA Code Fines Public Works	134.87	214.07
General Fund City Fines Public Safety	302.45	676.44
General Fund VEHICLE RELEASE Public Safety	95.00	190.00
General Fund PARKING PERMITS Community Dev.	0.00	200.00
General Fund SANDCITYPARKING Public Safety	1500.36	14241.86
TAMC X TSIPF Measure X-TAMC Public Works	0.00	7146.15
Gas Tax - 2105 Gas Tax Funds Public Works	1113.87	4377.91
RMRA -Road M&R RMRA-ROAD MAINT Public Works	652.00	1787.75
General Fund Prop 172 Public Safety	29.45	60.78
General Fund Sanitation Non Department	5721.82	5721.82
General Fund Int. General Non Department	9.28	48.21
General Fund OPEB INTEREST Non Department	5.86	23.82
General Fund Housing Interes Non Department	44.30	182.14
General Fund Int. LAIF Non Department	15264.55	15264.55
General Fund TVI CD INTEREST Non Department	5661.90	6433.11
General Fund DOG LICENSING Public Safety	0.00	15.00
General Fund S of Tioga Reim Non Department	1375.00	1375.00
General Fund Special Police Public Safety	70.00	110.00
General Fund GRANT-VESTS POL Public Safety	0.00	488.90
General Fund MBASIA/Fitness Non Department	0.00	7500.00
General Fund Other Non Department	15.00	30.00
General Fund REIMBURSEMENTS Non Department	0.00	150.00
General Fund US BANK CALCARD Non Department	0.00	119.78
General Fund RENTAL INCOME Non Department	1425.78	5703.12
Gross Revenues	677579.68	1688438.47

Expenditures		
General Fund MEMBERSHIPS PA Non Department	0.00	7195.76
General Fund MEMBERSHIPS VOL Non Department	0.00	3800.00
General Fund ARTS COUNCIL Non Department	3239.38	3358.44
General Fund COVID-19 Non Department	2514.25	8329.53
General Fund Capital Outlay Parks	5943.75	10887.50
General Fund Capital Outlay Government Bldg	0.00	3660.00
General Fund Capital Outlay CAPITAL PROGRAM	2665.00	7755.00
General Fund Contract Svcs. Finance	0.00	2500.00
General Fund Contract Svcs. Community Dev.	759.27	1153.59
General Fund Contract Svcs. Public Works	28248.75	53766.25
TAMC X TSIPF Contract Svcs. Public Works	0.00	9498.00
General Fund Dues/Subscrptn Administration	0.00	1511.00
General Fund Dues/Subscrptn Finance	95.00	95.00
General Fund Dues/Subscrptn Public Safety	0.00	865.00
General Fund Dues/Subscrptn Public Works	0.00	50.00
General Fund PERMITS/LICENSE Public Works	0.00	1024.50
General Fund Pest control Public Works	0.00	260.00
General Fund Mileage City Council	200.00	800.00
General Fund Mileage Administration	300.00	1200.00
General Fund Salaries Administration	27252.49	109009.96
General Fund Salaries Finance	8655.65	34622.60
General Fund Salaries Community Dev.	9093.85	36375.40
General Fund Salaries Public Safety	97071.78	381816.45
General Fund Salaries Public Works	18916.96	75667.84
General Fund W/C WAGES Public Safety	23839.80	101829.87
General Fund PAID TIME OFF Public Safety	8174.83	8174.83
General Fund Overtime Public Safety	1136.59	3357.11
General Fund L.T.D. Administration	178.34	713.36
General Fund L.T.D. Finance	91.79	367.16
General Fund L.T.D. Community Dev.	81.40	325.60

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT	YEAR
	MONTH	TO
		DATE
Expenditures (Continue)		
General Fund L.T.D. Public Safety	272.71	1090.84
General Fund L.T.D. Public Works	148.39	593.56
General Fund Dental City Council	310.22	1240.88
General Fund Dental Administration	300.61	1201.01
General Fund Dental Finance	44.32	177.28
General Fund Dental Community Dev.	44.32	177.28
General Fund Dental Public Safety	1502.21	6008.84
General Fund Dental Public Works	379.64	1518.56
General Fund VISION COVERAGE City Council	58.24	232.96
General Fund VISION COVERAGE Administration	51.27	204.81
General Fund VISION COVERAGE Finance	8.32	33.28
General Fund VISION COVERAGE Community Dev.	8.32	33.28
General Fund VISION COVERAGE Public Safety	234.63	938.52
General Fund VISION COVERAGE Public Works	60.94	243.76
General Fund Life Ins. Administration	48.00	192.00
General Fund Life Ins. Finance	16.00	64.00
General Fund Life Ins. Community Dev.	31.87	127.48
General Fund Life Ins. Public Safety	205.07	820.28
General Fund Life Ins. Public Works	48.00	192.00
General Fund Health Benefits Non Department	59.61	249.56
General Fund Health Benefits City Council	5275.50	21102.00
General Fund Health Benefits Administration	4220.40	16881.60
General Fund Health Benefits Finance	1055.10	4220.40
General Fund Health Benefits Community Dev.	1055.10	4220.40
General Fund Health Benefits Public Safety	18464.25	73857.00
General Fund Health Benefits Public Works	4220.40	16881.60
General Fund HEALTH-RETIREES Administration	1539.12	6156.48
General Fund HEALTH-RETIREES Attorney	351.39	1405.56
General Fund HEALTH-RETIREES Community Dev.	781.98	3127.92
General Fund HEALTH-RETIREES Public Safety	3941.19	15764.76
General Fund Pers Retire EE City Council	51.84	155.51
General Fund Pers Retire EE Administration	711.39	2134.17
General Fund Pers Retire EE Finance	747.85	2243.55
General Fund Pers Retire EE Community Dev.	785.71	2357.13
General Fund Pers Retire EE Public Safety	3965.02	11895.06
General Fund Pers Retire EE Public Works	1561.12	4692.89
General Fund PERS City Council	100.07	300.21
General Fund PERS Administration	2843.96	8531.88
General Fund PERS Finance	1443.81	4331.43
General Fund PERS Community Dev.	1516.91	4550.73
General Fund PERS Public Safety	26398.33	78877.64
General Fund PERS Public Works	2824.01	8488.87
General Fund DEFERRED COMP City Council	400.00	1600.00
General Fund DEFERRED COMP Administration	100.00	400.00
General Fund DEFERRED COMP Finance	100.00	400.00
General Fund DEFERRED COMP Community Dev.	100.00	400.00
General Fund DEFERRED COMP Public Safety	1150.00	4650.00
General Fund DEFERRED COMP Public Works	300.00	1200.00
General Fund FICA/Medicare City Council	354.49	1418.00
General Fund FICA/Medicare Administration	420.82	1683.28
General Fund FICA/Medicare Finance	126.90	507.60
General Fund FICA/Medicare Community Dev.	134.03	536.11
General Fund FICA/Medicare Public Safety	1849.19	6868.34
General Fund FICA/Medicare Public Works	327.38	1309.53
General Fund GASB 68 Non Department	0.00	2100.00
General Fund Train/Meetings City Council	0.00	184.50
General Fund Train/Meetings Administration	0.00	253.00
General Fund Train/Meetings Finance	0.00	34.50
General Fund Train/Meetings Attorney	0.00	184.50
General Fund Train/Meetings Community Dev.	0.00	34.50
General Fund Train/Meetings Public Safety	352.43	1193.43
General Fund Train/Meetings Public Works	0.00	390.90
General Fund Council Meeting City Council	1500.00	6000.00
General Fund Elections City Council	2060.00	2113.27
General Fund GASB68LIABILITY City Council	0.00	2571.73
General Fund GASB68LIABILITY Administration	0.00	73479.44
General Fund GASB68LIABILITY Finance	0.00	77151.90
General Fund GASB68LIABILITY Community Dev.	0.00	46291.14
General Fund GASB68LIABILITY Public Safety	0.00	148840.72
General Fund GASB68LIABILITY Public Works	0.00	59605.07
General Fund EAP PROGRAM Non Department	0.00	1338.12
General Fund ADP/SHRED IT Administration	387.10	1849.20
General Fund Audit Finance	27272.50	32127.80
General Fund Mngt. Services Finance	0.00	1553.75
General Fund Technical Spprt Non Department	0.00	336.00
General Fund Technical Spprt Administration	189.00	189.00
General Fund Technical Spprt Finance	501.21	1185.84
General Fund Technical Spprt Public Safety	1239.00	8820.00

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT	YEAR
	MONTH	TO
		DATE
Expenditures (Continue)		
General Fund HDL/BL/PROP/SAL Finance	1560.00	10652.68
General Fund CITY ATTORNEY Attorney	19280.00	54942.50
General Fund ATTORNEY COSTS Attorney	273.35	815.05
General Fund PERSONNEL ISSUE Attorney	484.00	2567.00
General Fund Animal Reg/Vet Public Safety	0.00	652.00
General Fund Auto Fuel Public Safety	865.96	5580.27
General Fund Auto Maint. Public Safety	670.98	2427.23
General Fund Auto Maint. Public Works	1099.92	1227.07
General Fund AUTO DETAILING Public Safety	20.00	290.00
General Fund Comm & ACJIS Public Safety	645.84	1291.68
General Fund 911 CENTER Public Safety	0.00	21465.52
General Fund FEMA GRANT-BAY Non Department	8526.25	11391.25
General Fund DOJ- VESTS POL Public Safety	0.00	488.90
General Fund RANGE FEES/SUP Public Safety	490.88	490.88
General Fund Fire Contract Fire Dept.	0.00	153831.00
General Fund Reserves Public Safety	9384.19	33280.52
General Fund EQUIP/COMPUTER Public Safety	0.00	3523.94
General Fund Police Supplies Public Safety	39.30	560.06
General Fund INTERNAL INVEST Public Safety	6950.00	6950.00
General Fund SPECIAL SKILLS Public Safety	100.00	400.00
General Fund Uniform Allow. Public Safety	829.97	3808.77
General Fund Uniform Allow. Public Works	102.91	866.38
General Fund Police Educatin Public Safety	5762.01	23048.04
General Fund ARRESTS/INVEST Public Safety	146.97	2146.97
General Fund COMPUTER/MAINT Public Safety	0.00	10558.29
General Fund HOPE SERVICES Public Works	3445.89	7569.66
General Fund St. Lighting Public Works	867.07	2589.67
General Fund ADOPT A HWY Public Works	0.00	885.00
General Fund Flags/Banners Public Works	0.00	2460.60
General Fund Bike Trail Elec Community Out	287.41	757.77
General Fund PARKS SUPPLIES Parks	365.65	664.37
General Fund SECURITY Public Safety	0.00	120.51
General Fund SECURITY Public Works	0.00	305.85
General Fund SECURITY Government Bldg	0.00	519.93
General Fund SUPPLIES Public Works	367.12	838.12
General Fund EQUIPMENT RENTA Public Works	0.00	238.00
General Fund STREET SIGNS Public Works	301.24	954.12
General Fund CLAIMS - PHYSDA Non Department	0.00	5386.72
General Fund Donations Non Department	575.00	3148.20
General Fund Fire/Theft Government Bldg	0.00	22308.00
General Fund ADVERTISING Community Dev.	522.61	2011.80
General Fund ADVERTISING Community Out	1076.00	3766.00
General Fund Liability Ins. City Council	0.00	378.27
General Fund Liability Ins. Administration	0.00	6808.72
General Fund Liability Ins. Finance	0.00	1513.05
General Fund Liability Ins. Community Dev.	0.00	1891.32
General Fund Liability Ins. Public Safety	0.00	61278.52
General Fund Liability Ins. Public Works	0.00	3782.62
General Fund Rental Payments Public Safety	283.80	1361.85
General Fund Misc. Expense Non Department	92.51	239.48
General Fund NGEN MAINTENANC Public Safety	0.00	5792.86
General Fund Equip. Maint. Non Department	791.42	1535.99
General Fund Equip. Maint. Parks	0.00	156.92
General Fund STORAGE Public Works	223.00	892.00
General Fund Office Supplies Non Department	1301.71	4812.57
General Fund Office Phones Non Department	130.73	380.27
General Fund Office Phones City Council	385.85	1265.37
General Fund Office Phones Administration	100.06	626.69
General Fund Office Phones Community Dev.	50.79	155.47
General Fund Office Phones Public Safety	1135.04	3401.03
General Fund Office Phones Public Works	279.76	861.42
General Fund Official Bonds Non Department	0.00	1103.00
General Fund Utilities Non Department	2088.91	5744.44
General Fund REFUSE/TRASH Public Works	523.02	1600.53
General Fund IRRIGATION/LAND Public Works	145.14	145.14
General Fund Work. Comp. Ins City Council	0.00	811.48
General Fund Work. Comp. Ins Administration	0.00	27860.89
General Fund Work. Comp. Ins Finance	0.00	3245.93
General Fund Work. Comp. Ins Community Dev.	0.00	4057.41
General Fund Work. Comp. Ins Public Safety	0.00	32000.00
General Fund Work. Comp. Ins Public Works	0.00	32024.29
General Fund Equip. Purchase Non Department	0.00	434.99
General Fund Equip. Purchase Administration	0.00	2017.70
General Fund Equip. Purchase Finance	0.00	1000.00
General Fund Equip. Purchase Community Dev.	0.00	1000.00
General Fund Equip. Purchase Parks	0.00	1512.74
General Fund Bank Charges Non Department	189.82	569.75
General Fund Exercise Prgm City Council	90.00	360.00

REPORT.: 10/31/20
 RUN...: 10/31/20
 Run By.: SHELBY

City of Sand City
 Statement of Revenues & Expenditures
 ALL FUND(S)

PAGE: 005
 ID #: GLBS
 CTL.: SAN

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT MONTH	YEAR TO DATE
<u>Expenditures (Continue)</u>		
General Fund Exercise Prgm Administration	150.00	600.00
General Fund Exercise Prgm Public Safety	300.00	1200.00
General Fund Exercise Prgm Public Works	120.00	480.00
General Fund Nighthawk WiFi Public Safety	241.44	724.32
General Fund Internet/Web Non Department	97.62	690.49
General Fund Internet/Web Public Safety	198.47	793.88
General Fund Internet/Web Public Works	112.13	448.54
General Fund Maint/Repairs Government Bldg	594.35	5279.85
General Fund Maint/Repairs Community Out	267.69	724.27
General Fund CSA74-GRANT EMS Non Department	0.00	855.88
General Fund SUSTAIN TRANS Non Department	3582.26	11612.42
General Fund PUBLIC ARTS Community Out	13000.00	25250.00
General Fund S of Tioga Non Department	2400.00	4631.25
General Fund S OF TIOGA PC Non Department	0.00	280.00
General Fund EQUIP LEASE-PRN Public Safety	0.00	28027.94
General Fund EQUIP LEASE-INT Public Safety	0.00	6492.41
Total Expenditures	458926.11	2374782.17
Net Surplus (MDT) *Net Deficit (YTD)	218653.57	-686343.70

REPORT.: 10/31/20
RUN...: 10/31/20
Run By.: SHELBY

City of Sand City
Balance Sheet Report
FUND 10 - General Fund

PAGE: 006
ID #: GLBS
CTL.: SAN

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

Assets

1004	CITY- OPEB POTENTIAL FUNDING	142,528.77	
1006	City Housing Account	673,832.67	
1007	Tioga Beach Clean Up Fund	120,000.00	
1008	LAIF	7,380,315.23	
1009	Fair market value adjustments	15,105.36	
1020	Investment CD	164,971.74	
1080	Pro Equities Money Market	85,537.05	
1081	Pro Equities CD's	985,000.00	
1099	Cash Balance	299,998.01	
1130	Due From RA/Operating Expenses	3,626,057.91	
1140	Due From AAgency/Costco/Seaside	4,649,999.99	
1145	Due RA/COP reimbursement	1,454,766.42	
	Total of Assets ---->	19,598,113.15	<u>19,598,113.15</u>

Liabilities

2013	GHANDOUR TAMC IMPACT FEE	542,222.00	
2014	SCSD- SEWER CAPACITY STUDY	1,200.00	
2056	DEFERRED REVENUE RDA COP REIMB	774,766.42	
2059	Orosco-South of Tioga	25,000.00	
2115	State Mandated CASP Fee	4.80	
2116	SQUARE CREDIT CARD PMT FEE	-1.19	
2150	Health Insurance	26,043.91	
2160	Dental/Vision	210.56	
2180	POLICE ASSOC. DUES	1,050.00	
2191	PEPRA RETIREMENT %	3,796.90	
2192	RETIREMENT %	6,471.60	
2195	AFLAC PRE TAX	1,183.79	
2196	AFLAX-AFTER TAX	778.92	
2197	PERS SURVIVOR BENEFIT	42.00	
	Total of Liabilities ---->	1,382,769.71	

FUND Balances

3400	Unappropriated Fund Balance	18,905,715.02	
	CURRENT EARNINGS	-690,371.58	
	Total of FUND Balances ---->	18,215,343.44	<u>19,598,113.15</u>

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT	YEAR
	MONTH	TO
		DATE
Revenues		
General Fund AB 1484 DISTRIB Non Department	0.00	52934.14
General Fund Admin Fees SA Non Department	32136.35	32136.35
General Fund MBASIA CLAIMS Non Department	0.00	4534.82
General Fund COVID-19 RELIEF Non Department	25001.00	50000.00
General Fund Prop Tax Transf Non Department	440.00	1074.70
General Fund Users Tax Non Department	14769.52	40233.07
General Fund Sales/Use Tax Non Department	236123.55	437692.96
General Fund Transaction tax Non Department	238140.02	412243.89
General Fund State CASP Fee Non Department	43.20	895.40
General Fund Refuse Franchis Non Department	13060.46	13060.46
General Fund Bus. License Non Department	17534.18	490726.90
General Fund CLEEP GRANT Public Safety	65059.91	73393.28
General Fund Bldg. Permit Building	0.00	665.90
General Fund Coastal Permit Community Dev.	0.00	500.00
General Fund CUP Community Dev.	1500.00	3000.00
General Fund TEMPORARY CUP Community Dev.	100.00	100.00
General Fund Design Review Community Dev.	250.00	250.00
General Fund Reimburse Fees Public Works	0.00	2419.50
General Fund Plan CK Fees Building	0.00	516.69
General Fund City Fines Public Safety	302.45	676.44
General Fund VEHICLE RELEASE Public Safety	95.00	190.00
General Fund PARKING PERMITS Community Dev.	0.00	200.00
General Fund SANDCITYPARKING Public Safety	1500.36	14241.86
General Fund Prop 172 Public Safety	29.45	60.78
General Fund Sanitation Non Department	5721.82	5721.82
General Fund Int. General Non Department	9.28	48.21
General Fund OPEB INTEREST Non Department	5.86	23.82
General Fund Housing Interes Non Department	44.30	182.14
General Fund Int. LAIF Non Department	15264.55	15264.55
General Fund TVI CD INTEREST Non Department	5661.90	6433.11
General Fund DOG LICENSING Public Safety	0.00	15.00
General Fund S of Tioga Reim Non Department	1375.00	1375.00
General Fund Special Police Public Safety	70.00	110.00
General Fund GRANT-VESTS POL Public Safety	0.00	488.90
General Fund MBASIA/Fitness Non Department	0.00	7500.00
General Fund Other Non Department	15.00	30.00
General Fund REIMBURSEMENTS Non Department	0.00	150.00
General Fund US BANK CALCARD Non Department	0.00	119.78
General Fund RENTAL INCOME Non Department	1425.78	5703.12
Gross Revenues	675678.94	1674912.59

Expenditures		
General Fund MEMBERSHIPS PA Non Department	0.00	7195.76
General Fund MEMBERSHIPS VOL Non Department	0.00	3800.00
General Fund ARTS COUNCIL Non Department	3239.38	3358.44
General Fund COVID-19 Non Department	2514.25	8329.53
General Fund Capital Outlay Parks	5943.75	10887.50
General Fund Capital Outlay Government Bldg	0.00	3660.00
General Fund Capital Outlay CAPITAL PROGRAM	2665.00	7755.00
General Fund Contract Svcs. Finance	0.00	2500.00
General Fund Contract Svcs. Community Dev.	759.27	1153.59
General Fund Contract Svcs. Public Works	28248.75	53766.25
General Fund Dues/Subscrptn Administration	0.00	1511.00
General Fund Dues/Subscrptn Finance	95.00	95.00
General Fund Dues/Subscrptn Public Safety	0.00	865.00
General Fund Dues/Subscrptn Public Works	0.00	50.00
General Fund PERMITS/LICENSE Public Works	0.00	1024.50
General Fund Pest control Public Works	0.00	260.00
General Fund Mileage City Council	200.00	800.00
General Fund Mileage Administration	300.00	1200.00
General Fund Salaries Administration	27252.49	109009.96
General Fund Salaries Finance	8655.65	34622.60
General Fund Salaries Community Dev.	9093.85	36375.40
General Fund Salaries Public Safety	97071.78	381816.45
General Fund Salaries Public Works	18916.96	75667.84
General Fund W/C WAGES Public Safety	23839.80	101829.87
General Fund PAID TIME OFF Public Safety	8174.83	8174.83
General Fund Overtime Public Safety	1136.59	3357.11
General Fund L.T.D. Administration	178.34	713.36
General Fund L.T.D. Finance	91.79	367.16
General Fund L.T.D. Community Dev.	81.40	325.60
General Fund L.T.D. Public Safety	272.71	1090.84
General Fund L.T.D. Public Works	148.39	593.56
General Fund Dental City Council	310.22	1240.88
General Fund Dental Administration	300.61	1201.01
General Fund Dental Finance	44.32	177.28

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT	YEAR
	MONTH	TO
		DATE
Expenditures (Continue)		
General Fund Dental Community Dev.	44.32	177.28
General Fund Dental Public Safety	1502.21	6008.84
General Fund Dental Public Works	379.64	1518.56
General Fund VISION COVERAGE City Council	58.24	232.96
General Fund VISION COVERAGE Administration	51.27	204.81
General Fund VISION COVERAGE Finance	8.32	33.28
General Fund VISION COVERAGE Community Dev.	8.32	33.28
General Fund VISION COVERAGE Public Safety	234.63	938.52
General Fund VISION COVERAGE Public Works	60.94	243.76
General Fund Life Ins. Administration	48.00	192.00
General Fund Life Ins. Finance	16.00	64.00
General Fund Life Ins. Community Dev.	31.87	127.48
General Fund Life Ins. Public Safety	205.07	820.28
General Fund Life Ins. Public Works	48.00	192.00
General Fund Health Benefits Non Department	59.61	249.56
General Fund Health Benefits City Council	5275.50	21102.00
General Fund Health Benefits Administration	4220.40	16881.60
General Fund Health Benefits Finance	1055.10	4220.40
General Fund Health Benefits Community Dev.	1055.10	4220.40
General Fund Health Benefits Public Safety	18464.25	73857.00
General Fund Health Benefits Public Works	4220.40	16881.60
General Fund HEALTH-RETIRES Administration	1539.12	6156.48
General Fund HEALTH-RETIRES Attorney	351.39	1405.56
General Fund HEALTH-RETIRES Community Dev.	781.98	3127.92
General Fund HEALTH-RETIRES Public Safety	3941.19	15764.76
General Fund Pers Retire EE City Council	51.84	155.51
General Fund Pers Retire EE Administration	711.39	2134.17
General Fund Pers Retire EE Finance	747.85	2243.55
General Fund Pers Retire EE Community Dev.	785.71	2357.13
General Fund Pers Retire EE Public Safety	3965.02	11895.06
General Fund Pers Retire EE Public Works	1561.12	4692.89
General Fund PERS City Council	100.07	300.21
General Fund PERS Administration	2843.96	8531.88
General Fund PERS Finance	1443.81	4331.43
General Fund PERS Community Dev.	1516.91	4550.73
General Fund PERS Public Safety	26398.33	78877.64
General Fund PERS Public Works	2824.01	8488.87
General Fund DEFERRED COMP City Council	400.00	1600.00
General Fund DEFERRED COMP Administration	100.00	400.00
General Fund DEFERRED COMP Finance	100.00	400.00
General Fund DEFERRED COMP Community Dev.	100.00	400.00
General Fund DEFERRED COMP Public Safety	1150.00	4650.00
General Fund DEFERRED COMP Public Works	300.00	1200.00
General Fund FICA/Medicare City Council	354.49	1418.00
General Fund FICA/Medicare Administration	420.82	1683.28
General Fund FICA/Medicare Finance	126.90	507.60
General Fund FICA/Medicare Community Dev.	134.03	536.11
General Fund FICA/Medicare Public Safety	1849.19	6868.34
General Fund FICA/Medicare Public Works	327.38	1309.53
General Fund GASB 68 Non Department	0.00	2100.00
General Fund Train/Meetings City Council	0.00	184.50
General Fund Train/Meetings Administration	0.00	253.00
General Fund Train/Meetings Finance	0.00	34.50
General Fund Train/Meetings Attorney	0.00	184.50
General Fund Train/Meetings Community Dev.	0.00	34.50
General Fund Train/Meetings Public Safety	352.43	1193.43
General Fund Train/Meetings Public Works	0.00	390.90
General Fund Council Meeting City Council	1500.00	6000.00
General Fund Elections City Council	2060.00	2113.27
General Fund GASB68LIABILITY City Council	0.00	2571.73
General Fund GASB68LIABILITY Administration	0.00	73479.44
General Fund GASB68LIABILITY Finance	0.00	77151.90
General Fund GASB68LIABILITY Community Dev.	0.00	46291.14
General Fund GASB68LIABILITY Public Safety	0.00	148840.72
General Fund GASB68LIABILITY Public Works	0.00	59605.07
General Fund EAP PROGRAM Non Department	0.00	1338.12
General Fund ADP/SHRED IT Administration	387.10	1849.20
General Fund Audit Finance	27272.50	32127.80
General Fund Mngt. Services Finance	0.00	1553.75
General Fund Technical Spprt Non Department	0.00	336.00
General Fund Technical Spprt Administration	189.00	189.00
General Fund Technical Spprt Finance	501.21	1185.84
General Fund Technical Spprt Public Safety	1239.00	8820.00
General Fund HDL/BL/PROP/SAL Finance	1560.00	10652.68
General Fund CITY ATTORNEY Attorney	19280.00	54942.50
General Fund ATTORNEY COSTS Attorney	273.35	815.05
General Fund PERSONNEL ISSUE Attorney	484.00	2567.00
General Fund Animal Reg/Vet Public Safety	0.00	652.00

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT	YEAR
	MONTH	TO
		DATE
Expenditures (Continue)		
General Fund Auto Fuel Public Safety	865.96	5580.27
General Fund Auto Maint. Public Safety	670.98	2427.23
General Fund Auto Maint. Public Works	1099.92	1227.07
General Fund AUTO DETAILING Public Safety	20.00	290.00
General Fund Comm & ACJIS Public Safety	645.84	1291.68
General Fund 911 CENTER Public Safety	0.00	21465.52
General Fund FEMA GRANT-BAY Non Department	8526.25	11391.25
General Fund DOJ- VESTS POL Public Safety	0.00	488.90
General Fund RANGE FEES/SUP Public Safety	490.88	490.88
General Fund Fire Contract Fire Dept.	0.00	153831.00
General Fund Reserves Public Safety	9384.19	33280.52
General Fund EQUIP/COMPUTER Public Safety	0.00	3523.94
General Fund Police Supplies Public Safety	39.30	560.06
General Fund INTERNAL INVEST Public Safety	6950.00	6950.00
General Fund SPECIAL SKILLS Public Safety	100.00	400.00
General Fund Uniform Allow. Public Safety	829.97	3808.77
General Fund Uniform Allow. Public Works	102.91	866.38
General Fund Police Educatin Public Safety	5762.01	23048.04
General Fund ARRESTS/INVEST Public Safety	146.97	2146.97
General Fund COMPUTER/MAINT Public Safety	0.00	10558.29
General Fund HOPE SERVICES Public Works	3445.89	7569.66
General Fund St. Lighting Public Works	867.07	2589.67
General Fund ADOPT A HWY Public Works	0.00	885.00
General Fund Flags/Banners Public Works	0.00	2460.60
General Fund Bike Trail Elec Community Out	287.41	757.77
General Fund PARKS SUPPLIES Parks	365.65	664.37
General Fund SECURITY Public Safety	0.00	120.51
General Fund SECURITY Public Works	0.00	305.85
General Fund SECURITY Government Bldg	0.00	519.93
General Fund SUPPLIES Public Works	367.12	838.12
General Fund EQUIPMENT RENTA Public Works	0.00	238.00
General Fund STREET SIGNS Public Works	301.24	954.12
General Fund CLAIMS - PHYSDA Non Department	0.00	5386.72
General Fund Donations Non Department	575.00	3148.20
General Fund Fire/Theft Government Bldg	0.00	22308.00
General Fund ADVERTISING Community Dev.	522.61	2011.80
General Fund ADVERTISING Community Out	1076.00	3766.00
General Fund Liability Ins. City Council	0.00	378.27
General Fund Liability Ins. Administration	0.00	6808.72
General Fund Liability Ins. Finance	0.00	1513.05
General Fund Liability Ins. Community Dev.	0.00	1891.32
General Fund Liability Ins. Public Safety	0.00	61278.52
General Fund Liability Ins. Public Works	0.00	3782.62
General Fund Rental Payments Public Safety	283.80	1361.85
General Fund Misc. Expense Non Department	92.51	239.48
General Fund NGEN MAINTENANC Public Safety	0.00	5792.86
General Fund Equip. Maint. Non Department	791.42	1535.99
General Fund Equip. Maint. Parks	0.00	156.92
General Fund STORAGE Public Works	223.00	892.00
General Fund Office Supplies Non Department	1301.71	4812.57
General Fund Office Phones Non Department	130.73	380.27
General Fund Office Phones City Council	385.85	1265.37
General Fund Office Phones Administration	100.06	626.69
General Fund Office Phones Community Dev.	50.79	155.47
General Fund Office Phones Public Safety	1135.04	3401.03
General Fund Office Phones Public Works	279.76	861.42
General Fund Official Bonds Non Department	0.00	1103.00
General Fund Utilities Non Department	2088.91	5744.44
General Fund REFUSE/TRASH Public Works	523.02	1600.53
General Fund IRRIGATION/LAND Public Works	145.14	145.14
General Fund Work. Comp. Ins City Council	0.00	811.48
General Fund Work. Comp. Ins Administration	0.00	27860.89
General Fund Work. Comp. Ins Finance	0.00	3245.93
General Fund Work. Comp. Ins Community Dev.	0.00	4057.41
General Fund Work. Comp. Ins Public Safety	0.00	32000.00
General Fund Work. Comp. Ins Public Works	0.00	32024.29
General Fund Equip. Purchase Non Department	0.00	434.99
General Fund Equip. Purchase Administration	0.00	2017.70
General Fund Equip. Purchase Finance	0.00	1000.00
General Fund Equip. Purchase Community Dev.	0.00	1000.00
General Fund Equip. Purchase Parks	0.00	1512.74
General Fund Bank Charges Non Department	189.82	569.75
General Fund Exercise Prgm City Council	90.00	360.00
General Fund Exercise Prgm Administration	150.00	600.00
General Fund Exercise Prgm Public Safety	300.00	1200.00
General Fund Exercise Prgm Public Works	120.00	480.00
General Fund Nighthawk WiFi Public Safety	241.44	724.32
General Fund Internet/Web Non Department	97.62	690.49

REPORT.: 10/31/20
 RUN...: 10/31/20
 Run By.: SHELBY

City of Sand City
 Statement of Revenues & Expenditures
 FUND 10 - General Fund

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Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT MONTH	YEAR TO DATE
<u>Expenditures (Continue)</u>		
General Fund Internet/Web Public Safety	198.47	793.88
General Fund Internet/Web Public Works	112.13	448.54
General Fund Maint/Repairs Government Bldg	594.35	5279.85
General Fund Maint/Repairs Community Out	267.69	724.27
General Fund CSA74-GRANT EMS Non Department	0.00	855.88
General Fund SUSTAIN TRANS Non Department	3582.26	11612.42
General Fund PUBLIC ARTS Community Out	13000.00	25250.00
General Fund S of Tioga Non Department	2400.00	4631.25
General Fund S OF TIOGA PC Non Department	0.00	280.00
General Fund EQUIP LEASE-PRN Public Safety	0.00	28027.94
General Fund EQUIP LEASE-INT Public Safety	0.00	6492.41
Total Expenditures	458926.11	2365284.17
Net Surplus (MDT) *Net Deficit (YTD)	216752.83	-690371.58

REPORT.: 10/31/20
RUN....: 10/31/20
Run By.: SHELBY

City of Sand City
Balance Sheet Report
FUND 31 - Gas Tax - 2105

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ID #: GLBS
CTL.: SAN

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

Assets			

1099	Cash Balance	19,871.06	
	Total of Assets ---->	19,871.06	19,871.06

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Liabilities

FUND Balances			

3400	Unappropriated Fund Balance	15,493.15	
	CURRENT EARNINGS	4,377.91	
	Total of FUND Balances ---->	19,871.06	19,871.06

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Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT MONTH	YEAR TO DATE
<u>Revenues</u>		
Gas Tax - 2105 Gas Tax Funds Public Works	1113.87	4377.91
Gross Revenues	1113.87	4377.91
<u>Revenue Reductions</u>		
Total Revenue Reductions	0.00	0.00
* Adjusted Revenues	1113.87	4377.91
<u>Expenditures</u>		
Total Expenditures	0.00	0.00
Net Surplus	1113.87	4377.91

REPORT.: 10/31/20
RUN...: 10/31/20
Run By.: SHELBY

City of Sand City
Balance Sheet Report
FUND 35 - Traffic Safety

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Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

Assets

1099	Cash Balance	1,293.32	
	Total of Assets ---->	1,293.32	1,293.32

Liabilities

FUND Balances

3400	Unappropriated Fund Balance	1,079.25	
	CURRENT EARNINGS	214.07	
	Total of FUND Balances ---->	1,293.32	1,293.32

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT MONTH	YEAR TO DATE
<u>Revenues</u>		
Traffic Safety CA Code Fines Public Works	134.87	214.07
Gross Revenues	134.87	214.07
<u>Revenue Reductions</u>		
Total Revenue Reductions	0.00	0.00
* Adjusted Revenues	134.87	214.07
<u>Expenditures</u>		
Total Expenditures	0.00	0.00
Net Surplus	134.87	214.07

REPORT.: 10/31/20
RUN...: 10/31/20
Run By.: SHELBY

City of Sand City
Balance Sheet Report
FUND 37 - RMRA -Road M&R

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Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

Assets

1099	Cash Balance	17,584.03	
	Total of Assets ---->	17,584.03	17,584.03

Liabilities

FUND Balances

3400	Unappropriated Fund Balance	15,796.28	
	CURRENT EARNINGS	1,787.75	
	Total of FUND Balances ---->	17,584.03	17,584.03

REPORT.: 10/31/20
 RUN...: 10/31/20
 Run By.: SHELBY

City of Sand City
 Statement of Revenues & Expenditures
 FUND 37 - RMRA -Road M&R

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Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT MONTH	YEAR TO DATE
<u>Revenues</u>		
RMRA -Road M&R RMRA-ROAD MAINT Public Works	652.00	1787.75
Gross Revenues	652.00	1787.75
<u>Revenue Reductions</u>		
Total Revenue Reductions	0.00	0.00
* Adjusted Revenues	652.00	1787.75
<u>Expenditures</u>		
Total Expenditures	0.00	0.00
Net Surplus	652.00	1787.75

REPORT.: 10/31/20
RUN...: 10/31/20
Run By.: SHELBY

City of Sand City
Balance Sheet Report
FUND 38 - TAMC X TSIPIF

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ID #: GLBS
CTL.: SAN

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

Assets

1099	Cash Balance	82,427.74	
	Total of Assets ---->	82,427.74	82,427.74

Liabilities

FUND Balances

3400	Unappropriated Fund Balance	84,779.59	
	CURRENT EARNINGS	-2,351.85	
	Total of FUND Balances ---->	82,427.74	82,427.74

REPORT.: 10/31/20
RUN....: 10/31/20
Run By.: SHELBY

City of Sand City
Statement of Revenues & Expenditures
FUND 38 - TAMC X TSIPF

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Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT MONTH	YEAR TO DATE
<u>Revenues</u>		
TAMC X TSIPF Measure X-TAMC Public Works	0.00	7146.15
Gross Revenues	0.00	7146.15
<u>Expenditures</u>		
TAMC X TSIPF Contract Svcs. Public Works	0.00	9498.00
Total Expenditures	0.00	9498.00
Net Deficit	0.00	-2351.85

REPORT.: 10/31/20
RUN....: 10/31/20
Run By.: SHELBY

City of Sand City
Balance Sheet Report
FUND 60 - Gen. Fixed Asst

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Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

Assets

1273	BIKE TRAIL INTERCONNECT-TIOGA	53,556.91	
1281	Prop 1 IRWM - Catalina St.CIP	20,841.50	
1282	PROP 1 SW CONTRA COSTA CIP	6,722.50	
1283	CITY HALL ELECTRICAL CIP	3,660.00	
1287	CDBG Calabrese Park CIP	39,610.50	
1288	CIP- Wells	177,122.73	
1289	CIP-CITY ENTRANCE PROJECT	1,312.00	
1290	Land	1,837,193.95	
1291	Land Improvements	441,562.65	
1292	VEHICLE FIXED ASSET	567,289.39	
1293	Furniture and Fixtures	114,513.83	
1295	Buildings	8,538,775.38	
1297	FIXED ASSETS EQUIPMENT	2,594,595.69	
1298	CITY HALL	172,866.41	
1299	INFRASTRUCTURE- streets	5,155,456.95	
1300	ACCUMULATED DEPRECIATION	-8,492,713.51	
	Total of Assets ---->	11,232,366.88	<u>11,232,366.88</u>

Liabilities

FUND Balances

3400	Unappropriated Fund Balance	-1,296,649.14	
3600	Investment in Fixed Assets	11,761,185.61	
3601	CAPITAL LEASE	337,830.41	
3602	Donated Assets	430,000.00	
	CURRENT EARNINGS	0.00	
	Total of FUND Balances ---->	11,232,366.88	<u>11,232,366.88</u>

REPORT.: 10/31/20
RUN...: 10/31/20
Run By.: SHELBY

City of Sand City
Balance Sheet Report
FUND 70 - General LTD Act

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Assets

1280	AMOUNT PROVIDED FOR LTD	4,015,966.94	
1400	Deferred Outflow- Pers contrib	753,101.74	
1405	Deferred Outflow- Actuarial	782,191.74	
1500	DEFER OUTFLOWS/OPEB CONTRIBUTS	81,784.00	
	Total of Assets ---->	5,633,044.42	<u>5,633,044.42</u>

Liabilities

2020	Compensated Absences	529,232.39	
2025	NET OPEB LIABILITY/ASSET	-1,278,129.00	
2070	capital lease-police radios	93,400.05	
2200	Net Pers Liability	4,687,474.46	
2500	DEFERRED INFLOWS-ACTUARIAL	282,302.79	
2505	DEFER INFLOWS/OPEB ACTUARIALS	836,272.00	
	Total of Liabilities ---->	5,150,552.69	

FUND Balances

3400	Unappropriated Fund Balance	482,491.73	
	CURRENT EARNINGS	0.00	
	Total of FUND Balances ---->	482,491.73	<u>5,633,044.42</u>

REPORT.: 10/31/20
RUN....: 10/31/20
Run By.: SHELBY

City of Sand City
Balance Sheet Report
FUND 99 - Cash Clearing

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Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

Assets

1001	Checking Account	421,174.28	
1099	Cash Balance	-421,174.28	
	Total of Assets ---->	0.00	0.00

Liabilities

FUND Balances

	CURRENT EARNINGS	0.00	
	Total of FUND Balances ---->	0.00	0.00

Reg	Period	Date	Receipt	T	Opr	ID No	Description	G/L Posting	Amt Paid
000	10-20	10/07/20	25252	C	Mis	CUP01	CONDITIONAL USE PERM CUP APPLICATION/DRC FEE - 1875 OCEANVIEW Receipt Date: 10/07/20	Db: 99 1001	500.00
					Mis	DES01	DESIGN REVIEW FEE CUP APPLICATION/DRC FEE - 1875 OCEANVIEW Receipt Date: 10/07/20	Cr: 10 4125 05 Db: 99 1001	100.00
			25253	C	Mis	BL01	Issued..: TO (DEVON) Oct 07 2020 11:08 am Devon Lazzarino BUSINESS LICENSE F 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Db: 99 1001	822.52
					Mis	CAS90	BUSINESS LICENSE CASP FEE 90% F 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Cr: 10 4055 00 Db: 99 1001	3.60
					Mis	CAS10	BUSINESS LICENSE CASP FEE 10% F 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Cr: 10 4033 00 Db: 99 1001	.40
			25254	C	Mis	REN01	Issued..: TO (DEVON) Oct 07 2020 11:09 am Devon Lazzarino RENTAL INCOME OCTOBER 2020 CELL TOWER RENT Receipt Date: 10/07/20	Db: 99 1001	1425.78
							Paid by: CROWN CASTLE Issued..: TO (DEVON) Oct 07 2020 11:09 am Devon Lazzarino	Cr: 10 4740 00	
			25255	C	Mis	BL01	BUSINESS LICENSE FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Db: 99 1001	239.00
							Paid by: OAS DESIGN GROUP Issued..: TO (DEVON) Oct 07 2020 11:09 am Devon Lazzarino	Cr: 10 4055 00	
			25256	C	Mis	BL01	BUSINESS LICENSE FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Db: 99 1001	195.00
					Mis	CAS90	BUSINESS LICENSE CASP FEE 90% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Cr: 10 4055 00 Db: 99 1001	3.60
					Mis	CAS10	BUSINESS LICENSE CASP FEE 10% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Cr: 10 4033 00 Db: 99 1001	.40
							Paid by: MARIANNE PARISE SALON Issued..: TO (DEVON) Oct 07 2020 11:10 am Devon Lazzarino	Cr: 10 2115	
			25257	C	Mis	02103	GAS TAX 2103 SEPTEMBER 2020 HIGHWAY USERS TAX Receipt Date: 10/07/20	Db: 99 1001	187.84
					Mis	02105	GAS TAX - 2105 31 SEPTEMBER 2020 HIGHWAY USERS TAX Receipt Date: 10/07/20	Cr: 31 4305 11 Db: 99 1001	188.46
					Mis	02106	GAS TAX - 2106 32 SEPTEMBER 2020 HIGHWAY USERS TAX Receipt Date: 10/07/20	Cr: 31 4305 11 Db: 99 1001	478.64
					Mis	02107	GAS TAX - 2107 33 SEPTEMBER 2020 HIGHWAY USERS TAX Receipt Date: 10/07/20	Cr: 31 4305 11 Db: 99 1001	258.93
							Paid by: STATE OF CALIFORNIA Issued..: TO (DEVON) Oct 07 2020 11:10 am Devon Lazzarino	Cr: 31 4305 11	
			25258	C	Mis	BL01	BUSINESS LICENSE FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Db: 99 1001	6345.65
					Mis	CAS90	BUSINESS LICENSE CASP FEE 90% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Cr: 10 4055 00 Db: 99 1001	3.60
					Mis	CAS10	BUSINESS LICENSE CASP FEE 10% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Cr: 10 4033 00 Db: 99 1001	.40
							Paid by: FERGUSON ENTERPRISES Issued..: TO (DEVON) Oct 07 2020 11:11 am Devon Lazzarino	Cr: 10 2115	
			25259	C	Mis	CUP01	CONDITIONAL USE PERM CUP APPLICATION - 445 ORANGE Receipt Date: 10/07/20	Db: 99 1001	500.00
							Paid by: COLONY ASSET MANAGEMENT Issued..: TO (DEVON) Oct 07 2020 11:11 am Devon Lazzarino	Cr: 10 4125 05	
			25260	C	Mis	DES01	DESIGN REVIEW FEE DESIGN REVIEW FEE - 445 ORANGE Receipt Date: 10/07/20	Db: 99 1001	100.00
							Paid by: COLONY ASSET MANAGEMENT Issued..: TO (DEVON) Oct 07 2020 11:11 am Devon Lazzarino	Cr: 10 4155 05	
			25261	C	Mis	BL01	BUSINESS LICENSE FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Db: 99 1001	8755.80
					Mis	CAS90	BUSINESS LICENSE CASP FEE 90% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Cr: 10 4055 00 Db: 99 1001	3.60
					Mis	CAS10	BUSINESS LICENSE CASP FEE 10% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Cr: 10 4033 00 Db: 99 1001	.40
							Paid by: PUBLIC STORAGE Issued..: TO (DEVON) Oct 07 2020 11:12 am Devon Lazzarino	Cr: 10 2115	

Reg	Period	Date	Receipt	T	Oppr	ID No	Description	G/L	Posting	Amt Paid
000	10-20	10/07/20	25262	C	Mis	BL01	BUSINESS LICENSE FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Db:	99 1001	127.75
						Mis CAS90	BUSINESS LICENSE CASP FEE 90% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Cr:	10 4055 00	3.60
						Mis CAS10	BUSINESS LICENSE CASP FEE 10% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/07/20	Db:	99 1001	.40
			25265	C	Mis	PAR02	SAND CITY PARKING NSF CHECK - PARKING VIOLATION #9070 Receipt Date: 10/07/20 Paid by: HANNAH MALONE Issued.: TO (DEVON) Oct 07 2020 11:12 am Devon Lazzarino	Db:	99 1001	-40.00
							Cr: 10 4221 08			
							Day 10/07/20 Total ----->			20205.37
	10/14/20		25266	C	Mis	POL01	POLICE REPORT 4560 POLICE REPORT #SA2000189 Receipt Date: 10/14/20 Paid by: JAY KELLER Issued.: TO (DEVON) Oct 14 2020 10:22 am Devon Lazzarino	Db:	99 1001	10.00
							Cr: 10 4560 08			
			25267	C	Mis	POL01	POLICE REPORT 4560 POLICE REPORT #SA2000308 Receipt Date: 10/14/20 Paid by: ALONSO MARTINEZ Issued.: TO (DEVON) Oct 14 2020 10:22 am Devon Lazzarino	Db:	99 1001	10.00
							Cr: 10 4560 08			
			25268	C	Mis	POL01	POLICE REPORT 4560 POLICE REPORT #SA2000308 Receipt Date: 10/14/20 Paid by: METRO REPORTING Issued.: TO (DEVON) Oct 14 2020 10:22 am Devon Lazzarino	Db:	99 1001	10.00
							Cr: 10 4560 08			
			25269	C	Mis	POL01	POLICE REPORT 4560 POLICE REPORT #SA2000308 Receipt Date: 10/14/20 Paid by: LEXIS NEXIS Issued.: TO (DEVON) Oct 14 2020 10:22 am Devon Lazzarino	Db:	99 1001	10.00
							Cr: 10 4560 08			
			25270	C	Mis	CUP01	CONDITIONAL USE PERM CUP APPLICATION - 398 SHASTA Receipt Date: 10/14/20 Paid by: THE WAHINE PROJECT Issued.: TO (DEVON) Oct 14 2020 10:23 am Devon Lazzarino	Db:	99 1001	500.00
							Cr: 10 4125 05			
			25271	C	Mis	BL01	BUSINESS LICENSE FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/14/20	Cr:	10 4055 00	3.60
						Mis CAS90	BUSINESS LICENSE CASP FEE 90% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/14/20	Db:	99 1001	.40
						Mis CAS10	BUSINESS LICENSE CASP FEE 10% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/14/20	Cr:	10 2115	
			25272	C	Mis	MS	Issued.: TO (DEVON) Oct 14 2020 10:23 am Devon Lazzarino LINDA SCHOLINK NOV 2020 TO JAN 2021 COBRA Receipt Date: 10/14/20 Paid by: LINDA SCHOLINK	Db:	99 1001	157.92
							Cr: 10 2160			
			25273	C	Mis	SAN01	Issued.: TO (DEVON) Oct 14 2020 10:24 am Devon Lazzarino SANITATION DISTRICT IMPACT FEES FY 19-20 SEWER IMPACT FEES Receipt Date: 10/14/20 Paid by: CITY OF SEASIDE	Db:	99 1001	5721.82
							Cr: 10 4350 00			
			25274	C	Mis	UUT	Issued.: TO (DEVON) Oct 14 2020 10:24 am Devon Lazzarino UTILITY USERS TAX SEPTEMBER 2020 UUT - GAS Receipt Date: 10/14/20 Paid by: VISTA ENERGY	Db:	99 1001	.70
							Cr: 10 4025 00			
			25275	C	Mis	BL01	BUSINESS LICENSE FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/14/20	Cr:	10 4055 00	150.00
						Mis CAS90	BUSINESS LICENSE CASP FEE 90% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/14/20	Db:	99 1001	3.60
						Mis CAS10	BUSINESS LICENSE CASP FEE 10% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/14/20	Cr:	10 2115	.40
			25276	C	Mis	BL01	Issued.: TO (DEVON) Oct 14 2020 10:25 am Devon Lazzarino BUSINESS LICENSE FY 20-21 BUSINESS LICENSE BALANCE Receipt Date: 10/14/20	Db:	99 1001	36.01
						Mis CAS90	BUSINESS LICENSE CASP FEE 90% FY 20-21 BUSINESS LICENSE BALANCE Receipt Date: 10/14/20	Cr:	10 4033 00	3.60

Reg	Period	Date	Receipt	T	Opr	ID No	Description	G/L Posting	Amt Paid
000	10-20	10/14/20	25276	C	Mis	CAS10	BUSINESS LICENSE CASP FEE 10% FY 20-21 BUSINESS LICENSE BALANCE Receipt Date: 10/14/20 Paid by: GLASTONBURY	Db: 99 1001 Cr: 10 2115	.40
			25277	C	Mis	MS	Issued.: TO (DEVON) Oct 14 2020 10:25 am Devon Lazzarino SAVE MART TEMPORARY USE PERMIT - 2000 CALIFORNIA Receipt Date: 10/14/20 Paid by: SAVE MART	Db: 99 1001 Cr: 10 4126 05	100.00
			25278	C	Mis	MS	Issued.: TO (DEVON) Oct 14 2020 10:25 am Devon Lazzarino DBO DEVELOPMENT REIMBURSE S OF TIOGA 9/20 ATTORNEY FEES Receipt Date: 10/14/20 Paid by: DBO DEVELOPMENT	Db: 99 1001 Cr: 10 4530 00	1375.00
			25279	C	Mis	UUT	Issued.: TO (DEVON) Oct 14 2020 10:26 am Devon Lazzarino UTILITY USERS TAX AUGUST 2020 UUT - ELECTRIC Receipt Date: 10/14/20 Paid by: CONSTELLATION NEW ENERGY	Db: 99 1001 Cr: 10 4025 00	439.43
			25338	C	Mis	LAI02	Issued.: TO (DEVON) Oct 14 2020 10:26 am Devon Lazzarino LAIF - INTEREST 3RD QUARTER 2020 INTEREST Receipt Date: 10/14/20 Paid by: LAIF	Db: 10 1008 Cr: 10 4420 00	15264.55
							Issued.: TO (DEVON) Oct 14 2020 11:17 am Devon Lazzarino Day 10/14/20 Total ---->		24549.95
	10/16/20		25310	C	Mis	BL01	BUSINESS LICENSE FY 20-21 BUSINESS LICENSE BOUNCED CHECK Receipt Date: 10/16/20	Db: 99 1001 Cr: 10 4055 00	-752.52
					Mis	CAS90	BUSINESS LICENSE CASP FEE 90% FY 20-21 BUSINESS LICENSE BOUNCED CHECK Receipt Date: 10/16/20	Db: 99 1001 Cr: 10 4033 00	-3.60
					Mis	CAS10	BUSINESS LICENSE CASP FEE 10% FY 20-21 BUSINESS LICENSE BOUNCED CHECK Receipt Date: 10/16/20 Paid by: GIUSTINIANI MASONRY	Db: 99 1001 Cr: 10 2115	-.40
							Issued.: TO (DEVON) Oct 16 2020 01:51 pm Devon Lazzarino Day 10/16/20 Total ---->		-756.52
	10/21/20		25280	C	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8940 Receipt Date: 10/21/20 Paid by: SIERRA WHITESEL	Db: 99 1001 Cr: 10 4221 08	60.00
			25281	C	Mis	PAR02	Issued.: TO (DEVON) Oct 21 2020 12:08 pm Devon Lazzarino SAND CITY PARKING PARKING VIOLATION #8937 Receipt Date: 10/21/20 Paid by: KATIE NEWSOM	Db: 99 1001 Cr: 10 4221 08	40.00
			25282	C	Mis	PAR02	Issued.: TO (DEVON) Oct 21 2020 12:08 pm Devon Lazzarino SAND CITY PARKING PARKING VIOLATION #8942 Receipt Date: 10/21/20 Paid by: FRANK GROSSHAUSER	Db: 99 1001 Cr: 10 4221 08	40.00
			25283	C	Mis	PAR02	Issued.: TO (DEVON) Oct 21 2020 12:08 pm Devon Lazzarino SAND CITY PARKING PARKING VIOLATION #9103 Receipt Date: 10/21/20 Paid by: MELISSA SCHULER	Db: 99 1001 Cr: 10 4221 08	200.00
			25284	C	Mis	PAR02	Issued.: TO (DEVON) Oct 21 2020 12:08 pm Devon Lazzarino SAND CITY PARKING PARKING VIOLATIONS #8288, 8385, 8654 Receipt Date: 10/21/20 Paid by: STATE OF CALIFORNIA - DMV	Db: 99 1001 Cr: 10 4221 08	160.00
			25285	C	Mis	DES01	Issued.: TO (DEVON) Oct 21 2020 12:09 pm Devon Lazzarino DESIGN REVIEW FEE SIGN PERMIT FEE - 398 SHASTA Receipt Date: 10/21/20 Paid by: A STROUSE & SON GLASS	Db: 99 1001 Cr: 10 4155 05	50.00
			25286	C	Mis	BL01	Issued.: TO (DEVON) Oct 21 2020 12:09 pm Devon Lazzarino BUSINESS LICENSE FY 20-21 BUSINESS LICENSE BALANCE Receipt Date: 10/21/20	Db: 99 1001 Cr: 10 4055 00	367.73
					Mis	CAS90	BUSINESS LICENSE CASP FEE 90% FY 20-21 BUSINESS LICENSE BALANCE Receipt Date: 10/21/20	Db: 99 1001 Cr: 10 4033 00	3.60
					Mis	CAS10	BUSINESS LICENSE CASP FEE 10% FY 20-21 BUSINESS LICENSE BALANCE Receipt Date: 10/21/20 Paid by: OAS DESIGN GROUP	Db: 99 1001 Cr: 10 2115	.40
			25287	C	Mis	TRA01	Issued.: TO (DEVON) Oct 21 2020 12:10 pm Devon Lazzarino COUNTY/TRAFFIC AUGUST 2020 TRAFFIC Receipt Date: 10/21/20	Db: 99 1001 Cr: 35 4205 11	26.41

Reg	Period	Date	Receipt	T	Opr	ID No	Description	G/L	Posting	Amt Paid
000	10-20	10/21/20	25287	C			COUNTY/ RED LIGHT AUGUST 2020 TRAFFIC Receipt Date: 10/21/20	Db:	99 1001	95.26
						Mis RL01		Cr:	35 4205 11	
						Mis CRI01	CRIMINAL PC1463/CITY FINES AUGUST 2020 TRAFFIC Receipt Date: 10/21/20	Db:	99 1001	181.15
						Mis POC01	COUNTY/PROOF OF CORR AUGUST 2020 TRAFFIC Receipt Date: 10/21/20	Cr:	10 4210 08	13.20
						Mis PTT01	COUNTY/PROPERTY TAX AUGUST 2020 TRAFFIC Receipt Date: 10/21/20	Db:	99 1001	440.00
						Mis P172	1/2 TAX POLICE/PROP 172 AUGUST 2020 TRAFFIC Receipt Date: 10/21/20	Cr:	10 4020 00	29.45
						Mis REV	COUNTY/REV & RECOVERY AUGUST 2020 TRAFFIC Receipt Date: 10/21/20	Db:	99 1001	121.30
							Receipt Date: 10/21/20 Paid by: COUNTY OF MONTEREY Issued.: TO (DEVON) Oct 21 2020 12:10 pm Devon Lazzarino			
			25288	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2020 UUT - GAS Receipt Date: 10/21/20 Paid by: TIGER NATURAL GAS Issued.: TO (DEVON) Oct 21 2020 12:11 pm Devon Lazzarino	Db:	99 1001	68.34
							Receipt Date: 10/21/20 Paid by: GPT, INC. Issued.: TO (DEVON) Oct 21 2020 12:11 pm Devon Lazzarino	Cr:	10 4025 00	5.06
			25289	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2020 UUT - GAS Receipt Date: 10/21/20 Paid by: GPT, INC. Issued.: TO (DEVON) Oct 21 2020 12:11 pm Devon Lazzarino	Db:	99 1001	25001.00
						Mis MS	STATE OF CALIFORNIA CARES ACT VOCID RELIEF - FINAL INSTALLMENT Receipt Date: 10/21/20 Paid by: STATE OF CALIFORNIA Issued.: TO (DEVON) Oct 21 2020 12:12 pm Devon Lazzarino	Cr:	10 4014 00	37.73
			25291	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2020 UUT - GAS Receipt Date: 10/21/20 Paid by: CALPINE ENERGY Issued.: TO (DEVON) Oct 21 2020 12:12 pm Devon Lazzarino	Db:	99 1001	52.64
						Mis MS	AVIANA BUSHNELL NOVEMBER 2020 COBRA Receipt Date: 10/21/20 Paid by: AVIANA BUSHNELL Issued.: TO (DEVON) Oct 21 2020 12:12 pm Devon Lazzarino	Cr:	10 2160	1.42
			25292	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2020 UUT - GAS Receipt Date: 10/21/20 Paid by: SPARK ENERGY Issued.: TO (DEVON) Oct 21 2020 12:12 pm Devon Lazzarino	Db:	99 1001	205.00
						Mis BL01	BUSINESS LICENSE NEW BUSINESS LICENSE Receipt Date: 10/21/20	Cr:	10 4055 00	3.60
						Mis CAS90	BUSINESS LICENSE CASP FEE 90% NEW BUSINESS LICENSE Receipt Date: 10/21/20	Db:	99 1001	.40
						Mis CAS10	BUSINESS LICENSE CASP FEE 10% NEW BUSINESS LICENSE Receipt Date: 10/21/20 Paid by: A STROUSE & SON GLASS Issued.: TO (DEVON) Oct 21 2020 12:13 pm Devon Lazzarino	Cr:	10 4033 00	32136.35
			25294	C	Mis	ADMIN	SUCCESSOR ADMIN FEES REIMBURSEMENT 1ST QUARTER 20-21 ADMIN EXPENSES Receipt Date: 10/21/20 Paid by: SUCCESSOR AGENCY Issued.: TO (DEVON) Oct 21 2020 12:14 pm Devon Lazzarino	Db:	99 1001	40.00
							Day 10/21/20 Total ---->			59340.04
		10/23/20	25296	C	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #9162 Receipt Date: 10/23/20 Paid by: ANONYMOUS Issued.: TO (DEVON) Oct 23 2020 09:08 am Devon Lazzarino	Db:	99 1001	10.00
						Mis POL01	POLICE REPORT 4560 POLICE REPORT #SA2000285 Receipt Date: 10/23/20 Paid by: RACHEL JOSEPH Issued.: TO (DEVON) Oct 23 2020 09:09 am Devon Lazzarino	Cr:	10 4221 08	40.00
			25297	C	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #9158 Receipt Date: 10/23/20 Paid by: ZELASHIA OUTLEY Issued.: TO (DEVON) Oct 23 2020 09:09 am Devon Lazzarino	Db:	99 1001	40.00
						Mis PAR02	SAND CITY PARKING PARKING VIOLATION #9123 Receipt Date: 10/23/20 Paid by: JONATHAN DUFOUR Issued.: TO (DEVON) Oct 23 2020 09:09 am Devon Lazzarino	Cr:	10 4221 08	40.00

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000	10-20	10/23/20	25300	C Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #9233 Receipt Date: 10/23/20 Paid by: INDALENCIO CASTILLO Issued.: TO (DEVON) Oct 23 2020 09:10 am Devon Lazzarino	Db: 99 1001 Cr: 10 4221 08	40.00
			25301	C Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #9232 Receipt Date: 10/23/20 Paid by: NEIL VALLAR Issued.: TO (DEVON) Oct 23 2020 09:10 am Devon Lazzarino	Db: 99 1001 Cr: 10 4221 08	40.00
			25302	C Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #9229 Receipt Date: 10/23/20 Paid by: EL CAMINO VARIETY STORE Issued.: TO (DEVON) Oct 23 2020 09:10 am Devon Lazzarino	Db: 99 1001 Cr: 10 4221 08	100.00
			25303	C Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #9075 Receipt Date: 10/23/20 Paid by: EMMA BRUNNER Issued.: TO (DEVON) Oct 23 2020 09:10 am Devon Lazzarino	Db: 99 1001 Cr: 10 4221 08	100.00
			25304	C Mis	CAS90	BUSINESS LICENSE CASP FEE 90% FY 20-21 BUSINESS LICENSE BALANCE Receipt Date: 10/23/20 Paid by: SAND CITY FLOORS Issued.: TO (DEVON) Oct 23 2020 09:10 am Devon Lazzarino	Db: 99 1001 Cr: 10 4033 00 Db: 99 1001 Cr: 10 2115	3.60 .40
				Mis	CAS10	BUSINESS LICENSE CASP FEE 10% FY 20-21 BUSINESS LICENSE BALANCE Receipt Date: 10/23/20 Paid by: SAND CITY FLOORS Issued.: TO (DEVON) Oct 23 2020 09:10 am Devon Lazzarino	Db: 99 1001 Cr: 10 4560 08	
			25305	C Mis	POL01	POLICE REPORT 4560 POLICE REPORT #SA2000314 Receipt Date: 10/23/20 Paid by: LEXIS NEXIS Issued.: TO (DEVON) Oct 23 2020 09:11 am Devon Lazzarino	Db: 99 1001 Cr: 10 4560 08	10.00
			25306	C Mis	COPS	COPS GRANT AUGUST 2020 COPS GRANT Receipt Date: 10/23/20 Paid by: COUNTY OF MONTEREY Issued.: TO (DEVON) Oct 23 2020 09:11 am Devon Lazzarino	Db: 99 1001 Cr: 10 4069 08	8333.33
			25307	C Mis	COPS	COPS GRANT COPS GRANT GROWTH SPEC ALLOCATION Receipt Date: 10/23/20 Paid by: COUNTY OF MONTEREY Issued.: TO (DEVON) Oct 23 2020 09:11 am Devon Lazzarino	Db: 99 1001 Cr: 10 4069 08	56726.58
			25308	C Mis	UUT	UTILITY USERS TAX SEPTEMBER 2020 UUT - ELECTRIC Receipt Date: 10/23/20 Paid by: DIRECT ENERGY Issued.: TO (DEVON) Oct 23 2020 09:12 am Devon Lazzarino	Db: 99 1001 Cr: 10 4025 00	598.38
			25309	C Mis	UUT	UTILITY USERS TAX SEPTEMBER 2020 UUT - ELECTRIC Receipt Date: 10/23/20 Paid by: CENTRAL COAST COMMUNITY Issued.: TO (DEVON) Oct 23 2020 09:12 am Devon Lazzarino	Db: 99 1001 Cr: 10 4025 00	2041.95
			25311	E Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8999 Receipt Date: 10/23/20 Paid by: MARIA CHEN Issued.: T2 (SHELBY) Oct 23 2020 03:40 pm Shelby Gorman	Db: 99 1001 Cr: 10 4221 08	-300.00
			25312	E Mis	SQU01	SQUARE FEES TRANSACTION FEE Receipt Date: 10/23/20 Paid by: SQUARE Issued.: T2 (SHELBY) Oct 23 2020 03:41 pm Shelby Gorman	Db: 99 1001 Cr: 10 2116	-10.66
						Day 10/23/20 Total ---->		67813.58
	10/26/20		25315	E Mis	PAR02	SAND CITY PARKING TO CORRECT POSTING Receipt Date: 10/26/20 Paid by: MARIA CHEN Issued.: T2 (SHELBY) Oct 26 2020 09:08 am Shelby Gorman	Db: 99 1001 Cr: 10 4221 08	300.00
			25316	E Mis	SQU01	SQUARE FEES TO CORRECT POSTING Receipt Date: 10/26/20 Paid by: SQUARE Issued.: T2 (SHELBY) Oct 26 2020 09:09 am Shelby Gorman	Db: 99 1001 Cr: 10 2116	10.66
			25317	E Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8999 REFUND Receipt Date: 10/26/20 Paid by: MARIA CHEN Issued.: T2 (SHELBY) Oct 26 2020 09:11 am Shelby Gorman	Db: 99 1001 Cr: 10 4221 08	-299.64
						Day 10/26/20 Total ---->		11.02
	10/29/20		25318	C Mis	POL01	POLICE REPORT 4560 POLICE REPORT #SA2000314 Receipt Date: 10/30/20 Paid by: JAMES BROOKS Issued.: T2 (SHELBY) Oct 29 2020 11:06 am Shelby Gorman	Db: 99 1001 Cr: 10 4560 08	10.00

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000	10-20	10/29/20	25319	C	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #9070/NSF FEE Receipt Date: 10/29/20	Db:	99 1001	40.00
					Mis	MS	HANNAH MALONE NSF FEE Receipt Date: 10/29/20 Paid by: HANNAH MALONE	Cr:	10 4221 08	15.00
							Issued.: T0 (DEVON) Oct 29 2020 02:50 pm Devon Lazzarino			
			25320	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2020 UUT - GAS Receipt Date: 10/29/20 Paid by: XOOM ENERGY	Db:	99 1001	.40
							Issued.: T0 (DEVON) Oct 29 2020 02:51 pm Devon Lazzarino			
			25321	C	Mis	BL01	BUSINESS LICENSE FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/29/20	Db:	99 1001	139.72
					Mis	CAS90	BUSINESS LICENSE CASP FEE 90% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/29/20	Cr:	10 4055 00	3.60
					Mis	CAS10	BUSINESS LICENSE CASP FEE 10% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/29/20 Paid by: EVGO SERVICES	Db:	99 1001	.40
							Issued.: T0 (DEVON) Oct 29 2020 02:51 pm Devon Lazzarino			
			25322	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2020 UUT - ELECTRIC Receipt Date: 10/29/20 Paid by: CONSTELLATION NEW ENERGY	Db:	99 1001	525.78
							Issued.: T0 (DEVON) Oct 29 2020 02:51 pm Devon Lazzarino			
			25323	C	Mis	RMRA	ROAD MAINTENANCE & REHAB SEPTEMBER 2020 RMRA Receipt Date: 10/29/20 Paid by: STATE OF CALIFORNIA	Db:	99 1001	652.00
							Issued.: T0 (DEVON) Oct 29 2020 02:51 pm Devon Lazzarino			
			25324	C	Mis	REF01	FRNCHISE TX RF. 4040 3RD QUARTER 2020 FRANCHISE FEES Receipt Date: 10/29/20 Paid by: GREENWASTE RECOVERY	Db:	99 1001	13060.46
							Issued.: T0 (DEVON) Oct 29 2020 02:52 pm Devon Lazzarino			
			25325	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2020 UUT Receipt Date: 10/29/20 Paid by: PG & E	Db:	99 1001	11050.33
							Issued.: T0 (DEVON) Oct 29 2020 02:52 pm Devon Lazzarino			
							Day 10/29/20 Total ---->			25497.69
		10/30/20	25326	E	Mis	VEHR	VEHICLE RELEASE VEHICLE RELEASE #SG2000302 Receipt Date: 10/30/20	Db:	99 1001	95.00
					Mis	VEHR	VEHICLE RELEASE VEHICLE RELEASE #SG2000302 Receipt Date: 10/30/20	Cr:	10 4211 08	.00
					Mis	VEHR	VEHICLE RELEASE VEHICLE RELEASE #SG2000302 Receipt Date: 10/30/20 Paid by: SARA ROSS	Db:	99 1001	.00
							Issued.: T2 (SHELBY) Oct 29 2020 12:52 pm Shelby Gorman			
			25327	E	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8941 Receipt Date: 10/30/20 Paid by: CHANEL CROQUET	Db:	99 1001	40.00
							Issued.: T2 (SHELBY) Oct 29 2020 11:05 am Shelby Gorman			
			25328	E	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #9067 Receipt Date: 10/30/20 Paid by: JESUS UVALLE	Db:	99 1001	60.00
							Issued.: T2 (SHELBY) Oct 29 2020 11:05 am Shelby Gorman			
			25329	E	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8233 Receipt Date: 10/30/20 Paid by: ALEJANDRA RAMIREZ	Db:	99 1001	150.00
							Issued.: T2 (SHELBY) Oct 29 2020 11:05 am Shelby Gorman			
			25330	E	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #9106 Receipt Date: 10/29/20 Paid by: JAMES JOHNSON	Db:	99 1001	150.00
							Issued.: T2 (SHELBY) Oct 29 2020 10:37 am Shelby Gorman			
			25331	E	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #9105 Receipt Date: 10/29/20 Paid by: JOSEPHINE A LARA	Db:	99 1001	100.00
							Issued.: T2 (SHELBY) Oct 29 2020 10:38 am Shelby Gorman			
			25332	E	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #9236 Receipt Date: 10/30/20 Paid by: DESHUN VINES	Db:	99 1001	300.00
							Issued.: T2 (SHELBY) Oct 29 2020 11:06 am Shelby Gorman			

Reg	Period	Date	Receipt	T	Oppr	ID No	Description	G/L Posting	Amt Paid
000	10-20	10/30/20	25333	E	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #9235 Receipt Date: 10/30/20 Paid by: DESHUN VINES Issued.: T2 (SHELBY) Oct 29 2020 11:06 am Shelby Gorman	Db: 99 1001 Cr: 10 4221 08	100.00
			25334	E	Mis	SQU01	SQUARE FEES TRANSACTION FEE Receipt Date: 10/30/20 Paid by: SQUARE Issued.: T2 (SHELBY) Oct 29 2020 11:07 am Shelby Gorman	Db: 99 1001 Cr: 10 2116	-1.19
			25335	C	Mis	STAX	SALES TAX RECEIVED DISTRIBUTION PRIOR TO 1ST Q 2020 Receipt Date: 10/30/20	Db: 99 1001 Cr: 10 4030 00	162.41
					Mis	STAX	SALES TAX RECEIVED DISTRIBUTION 1ST Q 2020 Receipt Date: 10/30/20	Db: 99 1001 Cr: 10 4030 00	134.68
					Mis	STAX	SALES TAX RECEIVED DISTRIBUTION 2ND Q 2020 Receipt Date: 10/30/20	Db: 99 1001 Cr: 10 4030 00	2371.22
					Mis	STAX	SALES TAX RECEIVED DISTRIBUTION 3RD Q 2020 Receipt Date: 10/30/20 Paid by: STATE OF CALIFORNIA Issued.: T0 (DEVON) Oct 30 2020 08:14 am Devon Lazzarino	Db: 99 1001 Cr: 10 4030 00	233455.24
			25336	C	Mis	TUT01	TRANSACTION/USE TAX DISTRIBUTION PRIOR TO 1ST Q 2020 Receipt Date: 10/30/20	Db: 99 1001 Cr: 10 4032 00	291.10
					Mis	TUT01	TRANSACTION/USE TAX DISTRIBUTION 1ST Q 2020 Receipt Date: 10/30/20	Db: 99 1001 Cr: 10 4032 00	155.69
					Mis	TUT01	TRANSACTION/USE TAX DISTRIBUTION 2ND Q 2020 Receipt Date: 10/30/20	Db: 99 1001 Cr: 10 4032 00	2426.93
					Mis	TUT01	TRANSACTION/USE TAX DISTRIBUTION 3RD Q 2020 Receipt Date: 10/30/20 Paid by: STATE OF CALIFORNIA Issued.: T0 (DEVON) Oct 30 2020 08:15 am Devon Lazzarino	Db: 99 1001 Cr: 10 4032 00	235266.30
			25337	C	Mis	BL01	BUSINESS LICENSE FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/30/20	Db: 99 1001 Cr: 10 4055 00	150.00
					Mis	CAS90	BUSINESS LICENSE CASP FEE 90% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/30/20	Db: 99 1001 Cr: 10 4033 00	3.60
					Mis	CAS10	BUSINESS LICENSE CASP FEE 10% FY 20-21 BUSINESS LICENSE RENEWAL Receipt Date: 10/30/20 Paid by: EARTHBOUND TATTOO Issued.: T0 (DEVON) Oct 30 2020 08:16 am Devon Lazzarino	Db: 99 1001 Cr: 10 2115	.40
							Day 10/30/20 Total ---->		475411.38
	10/31/20		25347	C	Mis	HOU03	CITY HOUSING #3 INTEREST OCTOBER 2020 INTEREST Receipt Date: 10/31/20 Paid by: MECHANICS BANK Issued.: T0 (DEVON) Oct 31 2020 01:53 pm Devon Lazzarino	Db: 10 1006 Cr: 10 4413 00	44.30
			25348	C	Mis	CDINT	CD INTEREST OCTOBER 2020 INTEREST Receipt Date: 10/31/20 Paid by: MECHANICS BANK Issued.: T0 (DEVON) Oct 31 2020 12:24 pm Devon Lazzarino	Db: 10 1020 Cr: 10 4410 00	7.23
			25349	C	Mis	OPEB	OPEB INTEREST OCTOBER 2020 INTEREST Receipt Date: 10/31/20 Paid by: MECHANICS BANK Issued.: T0 (DEVON) Oct 31 2020 12:26 pm Devon Lazzarino	Db: 10 1004 Cr: 10 4411 00	5.86
			25350	C	Mis	INT01	INTEREST IN CHECKING OCTOBER 2020 INTEREST Receipt Date: 10/31/20 Paid by: MECHANICS BANK Issued.: T0 (DEVON) Oct 31 2020 03:06 pm Devon Lazzarino	Db: 99 1001 Cr: 10 4410 00	2.05
							Day 10/31/20 Total ---->		59.44
							Period 10-20 Total ---->		672131.95
							Register 000 Total ---->		672131.95
							Total of All Registers ---->		672131.95

Reg	Period	Date	[A] - Cash	[B] - Non-Cash	[C] - E.F.T.	[A]+[B]+[C]
000	10-20	10/07/20	20,205.37	0.00	0.00	20,205.37
000	10-20	10/14/20	24,549.95	0.00	0.00	24,549.95
000	10-20	10/16/20	-756.52	0.00	0.00	-756.52
000	10-20	10/21/20	59,340.04	0.00	0.00	59,340.04
000	10-20	10/23/20	68,124.24	0.00	-310.66	67,813.58
000	10-20	10/26/20	0.00	0.00	11.02	11.02
000	10-20	10/29/20	25,497.69	0.00	0.00	25,497.69
000	10-20	10/30/20	474,417.57	0.00	993.81	475,411.38
000	10-20	10/31/20	59.44	0.00	0.00	59.44
10-20 Total -->			671,437.78	0.00	694.17	672,131.95
000 Total ----->			671,437.78	0.00	694.17	672,131.95
Report Total ----->			671,437.78	0.00	694.17	672,131.95

Period	Check Number	Check Date	Vendor # (Name)	Disc. Terms	Gross Amount	Disc Amount	Net Amount	Check Description
10-20	001602	10/30/20	KLI01 (MARY ANN CARBONE)		1,389.68	.00	1,389.68	OCTOBER 2020 PAYROLL
	001603	10/30/20	POO01 (CHARLES POOLER)		6,681.33	.00	6,681.33	OCTOBER 2020 PAYROLL
	001604	10/30/20	GRA04 (VITO GRAZIANO)		11,139.02	.00	11,139.02	OCTOBER 2020 PAYROLL
	035311	10/02/20	BRA04 (RICHARD A VEIGA BRASIL III)		1,250.00	.00	1,250.00	Automatic Generated Check
	035312	10/02/20	BRO08 (JACOB NATHANIEL BROWN)		1,250.00	.00	1,250.00	Automatic Generated Check
	035313	10/02/20	EDD03 (HANNAH EDDY)		1,250.00	.00	1,250.00	Automatic Generated Check
	035314	10/02/20	EVA01 (THOMAS EVANS)		1,250.00	.00	1,250.00	Automatic Generated Check
	035315	10/02/20	EVA02 (JESSICA EVANJELISTA)		1,500.00	.00	1,500.00	Automatic Generated Check
	035316	10/02/20	GAG01 (BRYAN GAGE)		1,250.00	.00	1,250.00	Automatic Generated Check
	035317	10/02/20	HOP02 (KENTON HOPPAS)		1,250.00	.00	1,250.00	Automatic Generated Check
	035318	10/02/20	KAW01 (CASEY KAWAGUCHI)		1,500.00	.00	1,500.00	Automatic Generated Check
	035319	10/02/20	PAN02 (HANIF PANNI)		1,500.00	.00	1,500.00	Automatic Generated Check
	035320	10/02/20	VAL03 (AMANDA L VALDES)		1,250.00	.00	1,250.00	Automatic Generated Check
	035321	10/06/20	AFL01 (AFLAC)		1,962.71	.00	1,962.71	Automatic Generated Check
	035322	10/06/20	AME10 (AMERIPRIDE SERVICES)		541.73	.00	541.73	Automatic Generated Check
	035323	10/06/20	AVA01 (AVAYA, INC)		226.03	.00	226.03	Automatic Generated Check
	035324	10/06/20	CAL01 (CAL-AM WATER)		610.55	.00	610.55	Automatic Generated Check
	035325	10/06/20	CBS01 (CALIFORNIA BUILDING STANDARD		4.00	.00	4.00	Automatic Generated Check
	035326	10/06/20	CLE01 (CALIFORNIA LAW)		245.00	.00	245.00	Automatic Generated Check
	035327	10/06/20	COA07 (MONTEREY COUNTY WEEKLY)		1,526.00	.00	1,526.00	Automatic Generated Check
	035328	10/06/20	COR01 (CORBIN WILLITS SYSTEMS)		228.21	.00	228.21	Automatic Generated Check
	035329	10/06/20	CSD01 (CALIFORNIA STATE DISBURSEMEN		385.00	.00	385.00	Automatic Generated Check
	035330	10/06/20	DEP01 (DEPT. OF CONSERVATION)		13.53	.00	13.53	Automatic Generated Check
	035331	10/06/20	DSA01 (DIVISION OF THE STATE ARCHIT		95.60	.00	95.60	Automatic Generated Check
	035332	10/06/20	ENV03 (BAY AREA HYGIENE SERVICES)		125.00	.00	125.00	Automatic Generated Check
	035333	10/06/20	HDI03 (HINDERLITER, DE LLAMAS & ASS		300.00	.00	300.00	Automatic Generated Check
	035334	10/06/20	HUM02 (HUMANA INSURANCE COMPANY)		3,412.32	.00	3,412.32	Automatic Generated Check
	035335	10/06/20	LCW01 (LIEBERT CASSIDY WHITMORE)		484.00	.00	484.00	Automatic Generated Check
	035336	10/06/20	M&S01 (M&S BUILDING SUPPLY)		10.83	.00	10.83	Automatic Generated Check
	035337	10/06/20	NAP01 (NAPA AUTO PARTS)		250.14	.00	250.14	Automatic Generated Check
	035338	10/06/20	NOR02 (VIBEKE NORGAARD)		20,928.35	.00	20,928.35	Automatic Generated Check
	035339	10/06/20	NOL01 (OHIO NATIONAL LIFE)		44.94	.00	44.94	Automatic Generated Check
	035340	10/06/20	PAP01 (PAPER DIRECT)		277.48	.00	277.48	Automatic Generated Check
	035341	10/06/20	PAR09 (ALLEN D. HUGGINS)		6,950.00	.00	6,950.00	Automatic Generated Check
	035342	10/06/20	PBC01 (PITNEY BOWES)		565.39	.00	565.39	Automatic Generated Check
	035343	10/06/20	PET01 (PETTY CASH - CASHED BY SHELB		97.38	.00	97.38	Automatic Generated Check
	035344	10/06/20	PIW01 (PITNEY BOWES)		300.00	.00	300.00	Automatic Generated Check
	035345	10/06/20	PUB01 (PUBLIC STORAGE)		223.00	.00	223.00	Automatic Generated Check
	035346	10/06/20	SAN01 (SAND CITY POLICE OFFICERS)		1,050.00	.00	1,050.00	Automatic Generated Check
	035347	10/06/20	SUN02 (SUN LIFE FINANCIAL)		527.63	.00	527.63	Automatic Generated Check
	035348	10/06/20	WEE01 (MARY ANN WEEMS)		192.39	.00	192.39	Automatic Generated Check
	035349	10/13/20	VIS01 (MECHANICS VISA CARD)		1,976.57	.00	1,976.57	Automatic Generated Check
	035350	10/13/20	ATT01 (AT & T)		123.90	.00	123.90	Automatic Generated Check
	035351	10/13/20	BFS01 (BFS LANDSCAPE ARCHITECTS)		3,150.00	.00	3,150.00	Automatic Generated Check
	035352	10/13/20	COM11 (COMCAST)		263.36	.00	263.36	Automatic Generated Check
	035353	10/13/20	CYP04 (CYPRESS COAST FORD)		621.73	.00	621.73	Automatic Generated Check
	035354	10/13/20	EWI02 (EWING IRRIGATION PRODUCTS, I		365.65	.00	365.65	Automatic Generated Check
	035355	10/13/20	GLA03 (GLASTONBURY)		2,060.00	.00	2,060.00	Automatic Generated Check
	035356	10/13/20	HER01 (THE HERALD)		522.61	.00	522.61	Automatic Generated Check
	035357	10/13/20	HOM01 (HOME DEPOT CREDIT SERVICE)		272.26	.00	272.26	Automatic Generated Check
	035358	10/13/20	LCA01 (LC ACTION)		490.88	.00	490.88	Automatic Generated Check
	035359	10/13/20	MOB02 (MCGRATH RENTCORP)		283.80	.00	283.80	Automatic Generated Check
	035360	10/13/20	MRW01 (MONTEREY ONE WATER)		184.10	.00	184.10	Automatic Generated Check
	035361	10/13/20	OFF03 (OFFICE DEPOT , INC.)		177.79	.00	177.79	Automatic Generated Check
	035362	10/13/20	PET01 (PETTY CASH - CASHED BY SHELB		61.88	.00	61.88	Automatic Generated Check
	035363	10/13/20	PVO01 (TERESA ALDRETE - TREASURER O		275.00	.00	275.00	Automatic Generated Check
	035364	10/13/20	RPM01 (DAVID W. JANSEN)		189.00	.00	189.00	Automatic Generated Check
	035365	10/13/20	SHR01 (SHRED IT- SAN JOSE)		129.15	.00	129.15	Automatic Generated Check
	035366	10/13/20	STU02 (STURDY OIL COMPANY)		865.96	.00	865.96	Automatic Generated Check
	035367	10/13/20	VIS01 (MECHANICS VISA CARD)		31.25	.00	31.25	Automatic Generated Check
	035368	10/20/20	A&R01 (A&R PLUMBING, INC)		221.31	.00	221.31	Automatic Generated Check
	035369	10/20/20	ATT03 (A.T. & T.)		609.55	.00	609.55	Automatic Generated Check
	035370	10/20/20	ATT05 (AT&T MOBILITY)		566.17	.00	566.17	Automatic Generated Check
	035371	10/20/20	CAP01 (CAPITOL ENQUIRY)		22.34	.00	22.34	Automatic Generated Check
	035372	10/20/20	CHO01 (COMMUNITY HOSPITAL OF THE)		27.00	.00	27.00	Automatic Generated Check
	035373	10/20/20	COM11 (COMCAST)		97.62	.00	97.62	Automatic Generated Check
	035374	10/20/20	DEL02 (DEL REY OAKS CAR WASH)		20.00	.00	20.00	Automatic Generated Check
	035375	10/20/20	EMC02 (EMC PLANNING GROUP, INC.)		4,341.53	.00	4,341.53	Automatic Generated Check
	035376	10/20/20	ENV03 (BAY AREA HYGIENE SERVICES)		250.00	.00	250.00	Automatic Generated Check
	035377	10/20/20	ESC01 (LAWRENCE ESCOBAR)		6,908.23	.00	6,908.23	Automatic Generated Check
	035378	10/20/20	EWI02 (EWING IRRIGATION PRODUCTS, I		46.98	.00	46.98	Automatic Generated Check
	035379	10/20/20	GAT02 (HOPE SERVICES)		3,445.89	.00	3,445.89	Automatic Generated Check
	035380	10/20/20	HAY01 (HAYASHI & WAYLAND)		27,272.50	.00	27,272.50	Automatic Generated Check
	035381	10/20/20	LEG01 (LEGAL NOTIFICATION SERVICES,		119.97	.00	119.97	Automatic Generated Check
	035382	10/20/20	MON06 (MONTEREY COUNTY)		645.84	.00	645.84	Automatic Generated Check
	035383	10/20/20	MRW02 (MRWMD)		523.02	.00	523.02	Automatic Generated Check
	035384	10/20/20	PET01 (PETTY CASH - CASHED BY SHELB		80.33	.00	80.33	Automatic Generated Check
	035385	10/20/20	PGE01 (PACIFIC GAS & ELECTRIC)		2,448.74	.00	2,448.74	Automatic Generated Check
	035386	10/20/20	RPM01 (DAVID W. JANSEN)		1,512.00	.00	1,512.00	Automatic Generated Check
	035387	10/20/20	VER01 (VERIZON WIRELESS)		640.82	.00	640.82	Automatic Generated Check
	035388	10/20/20	ZUM01 (ZUMAR INDUSTRIES, INC.)		301.24	.00	301.24	Automatic Generated Check
	035389	10/27/20	ATT03 (A.T. & T.)		383.23	.00	383.23	Automatic Generated Check
	035390	10/27/20	CAL16 (CALPERS 457 PLAN)		12,450.00	.00	12,450.00	Automatic Generated Check

Period	Check Number	Check Date	Vendor # (Name)	Disc. Terms	Gross Amount	Disc Amount	Net Amount	Check Description
10-20	035391	10/27/20	CMT02 (C.M.T.A.)		95.00	.00	95.00	Automatic Generated Check
	035392	10/27/20	COM11 (COMCAST)		47.24	.00	47.24	Automatic Generated Check
	035393	10/27/20	DEL01 (HANA GARDENS DEL REY OAKS)		98.16	.00	98.16	Automatic Generated Check
	035394	10/27/20	HAR06 (HARRIS & ASSOCIATES, INC.)		43,258.75	.00	43,258.75	Automatic Generated Check
	035395	10/27/20	HDL01 (HDL COREN & CONE)		1,260.00	.00	1,260.00	Automatic Generated Check
	035396	10/27/20	NAP01 (NAPA AUTO PARTS)		229.06	.00	229.06	Automatic Generated Check
	035397	10/27/20	PET01 (PETTY CASH - CASHED BY SHELBY)		78.98	.00	78.98	Automatic Generated Check
	035398	10/27/20	SAL02 (SALVATION ARMY)		300.00	.00	300.00	Automatic Generated Check
	035399	10/27/20	STA03 (STAR SANITATION, LLC)		452.57	.00	452.57	Automatic Generated Check
	035400	10/27/20	UNI06 (UNITED ROTARY BRUSH CORPORAT)		620.72	.00	620.72	Automatic Generated Check
	035401	10/27/20	USB01 (U.S. BANK CORPORATE PAYMENT)		3,482.34	.00	3,482.34	Automatic Generated Check
	35311A	10/09/20	PER02 (PERS - MEDICAL)		23,915.52	.00	23,915.52	OCTOBER 2020 PERS HEALTH
	35311B	10/15/20	PER01 (PUBLIC EMPLOYEES RET. SYS)		53,441.74	.00	53,441.74	SEPTEMBER 2020 PERS RETIR
	35311C	10/09/20	ADP01 (ADP, INC)		257.95	.00	257.95	P/R PROCESSING CHARGES FO
	35311D	10/30/20	ADP01 (ADP, INC)		43,007.52	.00	43,007.52	OCTOBER 2020 PAYROLL TAXE
	35311E	10/31/20	RAB01 (MECHANICS BANK)		189.82	.00	189.82	OCTOBER 2020 ANALYSIS CHA
	440001	10/30/20	BLA01 (JERRY BLACKWELDER)		1,163.02	.00	1,163.02	OCTOBER 2020 PAYROLL
	440002	10/30/20	CRU01 (KIM CRUZ)		129.89	.00	129.89	OCTOBER 2020 PAYROLL
	440003	10/30/20	HAW01 (GREGORY HAWTHORNE)		1,051.44	.00	1,051.44	OCTOBER 2020 PAYROLL
	440004	10/30/20	SOF02 (ELIZABETH A. SOFER)		908.69	.00	908.69	OCTOBER 2020 PAYROLL
	440005	10/30/20	BLA04 (AARON BLAIR)		10,824.00	.00	10,824.00	OCTOBER 2020 PAYROLL
	440006	10/30/20	GOR02 (SHELBY GORMAN)		4,360.40	.00	4,360.40	OCTOBER 2020 PAYROLL
	440007	10/30/20	HOR01 (CONNIE HORCA)		6,983.20	.00	6,983.20	OCTOBER 2020 PAYROLL
	440008	10/30/20	LAZ01 (DEVON LAZZARINO)		6,226.66	.00	6,226.66	OCTOBER 2020 PAYROLL
	440009	10/30/20	BLA03 (MATTHEW BLACKMON)		7,502.66	.00	7,502.66	OCTOBER 2020 PAYROLL
	440010	10/30/20	BRO07 (CHRISTOPHER BROWNING)		4,488.35	.00	4,488.35	OCTOBER 2020 PAYROLL
	440011	10/30/20	BUS05 (JEFF BUSHNELL)		12,712.42	.00	12,712.42	OCTOBER 2020 PAYROLL
	440012	10/30/20	CHA03 (DANIEL A CHARLTON)		8,973.20	.00	8,973.20	OCTOBER 2020 PAYROLL
	440013	10/30/20	DU02 (DAVID DUCOEUR)		6,455.43	.00	6,455.43	OCTOBER 2020 PAYROLL
	440014	10/30/20	ESC01 (LAWRENCE ESCOBAR)		7,925.32	.00	7,925.32	OCTOBER 2020 PAYROLL
	440015	10/30/20	FER03 (BRIAN FERRANTE)		7,250.12	.00	7,250.12	OCTOBER 2020 PAYROLL
	440016	10/30/20	MAR10 (DANNY MARTIN)		8,908.77	.00	8,908.77	OCTOBER 2020 PAYROLL
	440017	10/30/20	MOR07 (LAURA MORALES)		4,970.84	.00	4,970.84	OCTOBER 2020 PAYROLL
	440018	10/30/20	MOU01 (MICHAEL MOUNT)		9,025.65	.00	9,025.65	OCTOBER 2020 PAYROLL
	440019	10/30/20	SEG01 (BRANDON SEGOVIA)		9,336.82	.00	9,336.82	OCTOBER 2020 PAYROLL
	440020	10/30/20	VEL03 (CHRISTOPHER VELOZ)		3,155.88	.00	3,155.88	OCTOBER 2020 PAYROLL
	440021	10/30/20	GAR01 (RICHARD GARZA)		5,736.40	.00	5,736.40	OCTOBER 2020 PAYROLL
	440022	10/30/20	MEN01 (FREDERICK MENEZES III)		4,826.45	.00	4,826.45	OCTOBER 2020 PAYROLL
	440023	10/30/20	PAR08 (MARK PARKER)		6,377.38	.00	6,377.38	OCTOBER 2020 PAYROLL
Total for Bank Account 1001 ----->					458,794.80	.00	458,794.80	
Grand Total of all Bank Accounts ----->					458,794.80	.00	458,794.80	

SUCCESSOR AGENCY

REPORT.: 10/31/20
 RUN...: 10/31/20
 Run By.: SHELBY

SUCCESSOR AGENCY
 Balance Sheet Report
 ALL FUND(S)

PAGE: 001
 ID #: GLBS
 CTL.: SUC

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

Assets			Acct ID	
Fiduciary Fund Tax Increment Account	138,991.75	40	1005	
Fiduciary Fund 2008 TAX EXEMPT CD#69981148831	526,802.17	40	1025	
Fiduciary Fund 2008 TAX EXEMPT CD#53567157891	532,139.74	40	1026	
Fiduciary Fund 2008B RESERVE ACCOUNT	224,500.00	40	1070	
Fiduciary Fund 2008B Debt Service Fund	7.56	40	1072	
Fiduciary Fund 2017 Debt Service Fund	0.18	40	1085	
Fiduciary Fund Land	1,100,000.26	40	1291	
Fiduciary Fund FURNITURE AND FIXTURES	40,218.25	40	1293	
Fiduciary Fund SIGNS AND LANDSCAPING	182,630.99	40	1297	
Fiduciary Fund ACCUMULATED DEPRECIATION	-222,849.24	40	1300	
Total of Assets ---->	2,522,441.66		2,522,441.66	

Liabilities			Acct ID	
Fiduciary Fund REFUNDABLE FEES	1,455,000.00	40	2045	
Fiduciary Fund GENERAL LT- ADVANCE COSTCO/SEA	4,650,000.00	40	2330	
Fiduciary Fund LT ADVANCES FOR OPERAT EXPENSE	3,626,057.91	40	2455	
Fiduciary Fund ADVANCES COP REIMBURSEMENTS	1,454,766.42	40	2460	
Fiduciary Fund SERIES B BONDS	600,000.00	40	2485	
Fiduciary Fund Refunding Bonds, Series 2017	3,385,000.00	40	2490	
Total of Liabilities ---->	15,170,824.33			

FUND Balances			Acct ID	
Fiduciary Fund Unappropriated Fund Balance	-12,888,401.43	40	3400	
CURRENT EARNINGS	240,018.76			
Total of FUND Balances ---->	-12,648,382.67		2,522,441.66	

REPORT.: 10/31/20
 RUN...: 10/31/20
 Run By.: SHELBY

SUCCESSOR AGENCY
 Statement of Revenues & Expenditures
 ALL FUND(S)

PAGE: 002
 ID #: GLBS
 CTL.: SUC

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT MONTH	YEAR TO DATE
Revenues		
Fiduciary Fund RPTTF Non Department	0.00	531534.00
Fiduciary Fund 2008B-TAXABLE Non Department	0.92	4.02
Fiduciary Fund TAXEXEMPT INT. Non Department	43.52	176.97
Fiduciary Fund TAX INCR INTER Non Department	49.51	238.05
Gross Revenues	93.95	531953.04

	CURRENT MONTH	YEAR TO DATE
Expenditures		
Fiduciary Fund Contract Srvcs Community Dev.	394.32	394.32
Fiduciary Fund Mileage/Auto Administration	90.00	90.00
Fiduciary Fund Salaries Administration	8175.75	8175.75
Fiduciary Fund Salaries Finance	2596.70	2596.70
Fiduciary Fund Salaries Community Dev.	2400.78	2400.78
Fiduciary Fund Long Term Dis Administration	53.50	53.50
Fiduciary Fund Long Term Dis Finance	27.54	27.54
Fiduciary Fund Long Term Dis Community Dev.	24.42	24.42
Fiduciary Fund DENTAL INSURANCE City Council	93.07	93.07
Fiduciary Fund DENTAL INSURANCE Administration	90.04	90.04
Fiduciary Fund DENTAL INSURANCE Finance	13.30	13.30
Fiduciary Fund DENTAL INSURANCE Community Dev.	13.30	13.30
Fiduciary Fund VISION INSURANCE City Council	17.47	17.47
Fiduciary Fund VISION INSURANCE Administration	15.35	15.35
Fiduciary Fund VISION INSURANCE Finance	2.50	2.50
Fiduciary Fund VISION INSURANCE Community Dev.	2.50	2.50
Fiduciary Fund Life Insurance Administration	14.40	14.40
Fiduciary Fund Life Insurance Finance	4.80	4.80
Fiduciary Fund Life Insurance Community Dev.	9.56	9.56
Fiduciary Fund Health Benefits City Council	1582.65	1582.65
Fiduciary Fund Health Benefits Administration	1266.12	1266.12
Fiduciary Fund Health Benefits Finance	316.53	316.53
Fiduciary Fund Health Benefits Community Dev.	316.53	316.53
Fiduciary Fund PERS - Retire. City Council	30.38	30.38
Fiduciary Fund PERS - Retire. Administration	711.07	711.07
Fiduciary Fund PERS - Retire. Finance	438.33	438.33
Fiduciary Fund PERS - Retire. Community Dev.	460.52	460.52
Fiduciary Fund DEFERRED COMP City Council	120.00	120.00
Fiduciary Fund DEFERRED COMP Administration	30.00	30.00
Fiduciary Fund DEFERRED COMP Finance	30.00	30.00
Fiduciary Fund DEFERRED COMP Community Dev.	30.00	30.00
Fiduciary Fund FICA/Medicare City Council	106.35	106.35
Fiduciary Fund FICA/Medicare Administration	126.25	126.25
Fiduciary Fund FICA/Medicare Finance	38.07	38.07
Fiduciary Fund FICA/Medicare Community Dev.	40.21	40.21
Fiduciary Fund Council Meeting City Council	450.00	450.00
Fiduciary Fund Finance Audit Finance	1250.00	1250.00
Fiduciary Fund Finance Svc Finance	0.00	151.25
Fiduciary Fund Finance Tech Non Department	62.50	62.50
Fiduciary Fund Finance Tech Administration	62.50	62.50
Fiduciary Fund ATTORNEY/CONTRA Attorney	6000.00	6000.00
Fiduciary Fund Seaside Settle Non Department	0.00	182261.00
Fiduciary Fund Fire/Theft Ins Government Bldg	62.50	62.50
Fiduciary Fund Liability Ins City Council	156.25	156.25
Fiduciary Fund Liability Ins Administration	156.25	156.25
Fiduciary Fund Liability Ins Finance	156.25	156.25
Fiduciary Fund Liability Ins Community Dev.	156.25	156.25
Fiduciary Fund Misc. Expense Non Department	146.97	146.97
Fiduciary Fund Office Supplies Non Department	125.00	125.00
Fiduciary Fund Workmans Comp. City Council	81.15	81.15
Fiduciary Fund Workmans Comp. Administration	2786.09	2786.09
Fiduciary Fund Workmans Comp. Finance	324.59	324.59
Fiduciary Fund Workmans Comp. Community Dev.	405.74	405.74
Fiduciary Fund EXERCISE PROG City Council	27.00	27.00
Fiduciary Fund EXERCISE PROG Administration	45.00	45.00
Fiduciary Fund Bond Expenses Non Department	0.00	2100.00
Fiduciary Fund 2017A Interest Non Department	52867.32	52867.32
Fiduciary Fund TAXABLE BND INT Non Department	22418.36	22418.36
Total Expenditures	107422.03	291934.28
Net Deficit (MDT) *Net Surplus (YTD)	-107328.08	240018.76

REPORT.: 10/31/20
RUN...: 10/31/20
Run By.: SHELBY

SUCCESSOR AGENCY
Balance Sheet Report
FUND 40 - Fiduciary Fund

PAGE: 003
ID #: GLBS
CTL.: SUC

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

Assets

1005	Tax Increment Account	138,991.75	
1025	2008 TAX EXEMPT CD#69981148831	526,802.17	
1026	2008 TAX EXEMPT CD#53567157891	532,139.74	
1070	2008B RESERVE ACCOUNT	224,500.00	
1072	2008B Debt Service Fund	7.56	
1085	2017 Debt Service Fund	0.18	
1291	Land	1,100,000.26	
1293	FURNITURE AND FIXTURES	40,218.25	
1297	SIGNS AND LANDSCAPING	182,630.99	
1300	ACCUMULATED DEPRECIATION	-222,849.24	
	Total of Assets ---->	2,522,441.66	2,522,441.66

Liabilities

2045	REFUNDABLE FEES	1,455,000.00	
2330	GENERAL LT- ADVANCE COSTCO/SEA	4,650,000.00	
2455	LT ADVANCES FOR OPERAT EXPENSE	3,626,057.91	
2460	ADVANCES COP REIMBURSEMENTS	1,454,766.42	
2485	SERIES B BONDS	600,000.00	
2490	Refunding Bonds, Series 2017	3,385,000.00	
	Total of Liabilities ---->	15,170,824.33	

FUND Balances

3400	Unappropriated Fund Balance	-12,888,401.43	
	CURRENT EARNINGS	240,018.76	
	Total of FUND Balances ---->	-12,648,382.67	2,522,441.66

Ending Calendar Date.: October 31, 2020 Fiscal (04-21)

	CURRENT	YEAR
	MONTH	TO
		DATE
Revenues		
Fiduciary Fund RPTTF Non Department	0.00	531534.00
Fiduciary Fund 2008B-TAXABLE Non Department	0.92	4.02
Fiduciary Fund TAXEXEMPT INT. Non Department	43.52	176.97
Fiduciary Fund TAX INCR INTER Non Department	49.51	238.05
Gross Revenues	93.95	531953.04
Expenditures		
Fiduciary Fund Contract Srvcs Community Dev.	394.32	394.32
Fiduciary Fund Mileage/Auto Administration	90.00	90.00
Fiduciary Fund Salaries Administration	8175.75	8175.75
Fiduciary Fund Salaries Finance	2596.70	2596.70
Fiduciary Fund Salaries Community Dev.	2400.78	2400.78
Fiduciary Fund Long Term Dis Administration	53.50	53.50
Fiduciary Fund Long Term Dis Finance	27.54	27.54
Fiduciary Fund Long Term Dis Community Dev.	24.42	24.42
Fiduciary Fund DENTAL INSURANCE City Council	93.07	93.07
Fiduciary Fund DENTAL INSURANCE Administration	90.04	90.04
Fiduciary Fund DENTAL INSURANCE Finance	13.30	13.30
Fiduciary Fund DENTAL INSURANCE Community Dev.	13.30	13.30
Fiduciary Fund VISION INSURANCE City Council	17.47	17.47
Fiduciary Fund VISION INSURANCE Administration	15.35	15.35
Fiduciary Fund VISION INSURANCE Finance	2.50	2.50
Fiduciary Fund VISION INSURANCE Community Dev.	2.50	2.50
Fiduciary Fund Life Insurance Administration	14.40	14.40
Fiduciary Fund Life Insurance Finance	4.80	4.80
Fiduciary Fund Life Insurance Community Dev.	9.56	9.56
Fiduciary Fund Health Benefits City Council	1582.65	1582.65
Fiduciary Fund Health Benefits Administration	1266.12	1266.12
Fiduciary Fund Health Benefits Finance	316.53	316.53
Fiduciary Fund Health Benefits Community Dev.	316.53	316.53
Fiduciary Fund PERS - Retire. City Council	30.38	30.38
Fiduciary Fund PERS - Retire. Administration	711.07	711.07
Fiduciary Fund PERS - Retire. Finance	438.33	438.33
Fiduciary Fund PERS - Retire. Community Dev.	460.52	460.52
Fiduciary Fund DEFERRED COMP City Council	120.00	120.00
Fiduciary Fund DEFERRED COMP Administration	30.00	30.00
Fiduciary Fund DEFERRED COMP Finance	30.00	30.00
Fiduciary Fund DEFERRED COMP Community Dev.	30.00	30.00
Fiduciary Fund FICA/Medicare City Council	106.35	106.35
Fiduciary Fund FICA/Medicare Administration	126.25	126.25
Fiduciary Fund FICA/Medicare Finance	38.07	38.07
Fiduciary Fund FICA/Medicare Community Dev.	40.21	40.21
Fiduciary Fund Council Meeting City Council	450.00	450.00
Fiduciary Fund Finance Audit Finance	1250.00	1250.00
Fiduciary Fund Finance Svc Finance	0.00	151.25
Fiduciary Fund Finance Tech Non Department	62.50	62.50
Fiduciary Fund Finance Tech Administration	62.50	62.50
Fiduciary Fund ATTORNEY/CONTRA Attorney	6000.00	6000.00
Fiduciary Fund Seaside Settle Non Department	0.00	182261.00
Fiduciary Fund Fire/Theft Ins Government Bldg	62.50	62.50
Fiduciary Fund Liability Ins City Council	156.25	156.25
Fiduciary Fund Liability Ins Administration	156.25	156.25
Fiduciary Fund Liability Ins Finance	156.25	156.25
Fiduciary Fund Liability Ins Community Dev.	156.25	156.25
Fiduciary Fund Misc. Expense Non Department	146.97	146.97
Fiduciary Fund Office Supplies Non Department	125.00	125.00
Fiduciary Fund Workmans Comp. City Council	81.15	81.15
Fiduciary Fund Workmans Comp. Administration	2786.09	2786.09
Fiduciary Fund Workmans Comp. Finance	324.59	324.59
Fiduciary Fund Workmans Comp. Community Dev.	405.74	405.74
Fiduciary Fund EXERCISE PROG City Council	27.00	27.00
Fiduciary Fund EXERCISE PROG Administration	45.00	45.00
Fiduciary Fund Bond Expenses Non Department	0.00	2100.00
Fiduciary Fund 2017A Interest Non Department	52867.32	52867.32
Fiduciary Fund TAXABLE BND INT Non Department	22418.36	22418.36
Total Expenditures	107422.03	291934.28
Net Deficit (MDT) *Net Surplus (YTD)	-107328.08	240018.76

REPORT.: Oct 31 20 Saturday
 RUN....: 10/31/20 Time: 11:17
 Run By.: Shelby Gorman

SUCCESSOR AGENCY
 Month End Cash Register Activity Report
 For Period: 10-20

PAGE: 001
 ID #: CH-AC
 CTL.: SUC

Reg	Period	Date	Receipt	T	Opr	ID No	Description	G/L Posting	Amt Paid
000	10-20	10/31/20	00412	C	Mis	PRP01	PROPERTY TAX INCREMENT OCTOBER 2020 INTEREST Receipt Date: 10/31/20 MECHANICS BANK	Db: 40 1005 Cr: 40 4450 00	49.51
			00413	C	Mis	BND04	Issued..: T0 (DEVON) Oct 31 2020 01:38 pm Devon 3 MONTH TAX EXEMPT BOND INTEREST OCTOBER 2020 INTEREST Receipt Date: 10/31/20 Paid by: MECHANICS BANK	Lazzarino Db: 40 1025 Cr: 40 4435 00	21.65
			00414	C	Mis	BND05	Issued..: T0 (DEVON) Oct 31 2020 12:20 pm Devon 6 MONTH TAX EXEMPT BOND INTEREST OCTOBER 2020 INTEREST Receipt Date: 10/31/20 Paid by: MECHANICS BANK	Lazzarino Db: 40 1026 Cr: 40 4435 00	21.87
							Issued..: T0 (DEVON) Oct 31 2020 12:22 pm Devon	Lazzarino	
							Day 10/31/20 Total ---->		93.03
							Period 10-20 Total ---->		93.03
							Register 000 Total ---->		93.03
							Total of All Registers ---->		93.03

Reg	Period	Date	[A] -	Cash [B] -	Non-Cash [C] -	E.F.T.	[A]+[B]+[C]
000	10-20	10/31/20		93.03	0.00	0.00	93.03
000	Total	----->		93.03	0.00	0.00	93.03
Report	Total	----->		93.03	0.00	0.00	93.03

REPORT.: Oct 31 20 Saturday
 RUN....: Oct 31 20 Time: 11:15
 Run By.: Shelby Gorman

SUCCESSOR AGENCY
 Month End Cash Disbursements Report
 Report for 10-20 BANK ACCOUNT 1005

PAGE: 001
 ID #: PY-CD
 CTL.: SUC

Period	Check Number	Check Date	Vendor # (Name)	Disc. Terms	Gross Amount	Disc Amount	Net Amount	Check Description
10-20	002210	10/20/20	CIT01 (CITY OF SAND CITY)		32,136.35	.00	32,136.35	1ST QUARTER 2020-2021 ADM
	002211	10/20/20	USB01 (US BANK)		377,867.32	.00	377,867.32	NOVEMBER 2020 SERIES 2017
	002212	10/20/20	USB01 (US BANK)		202,057.36	.00	202,057.36	NOVEMBER 2020 2008B BOND
Total for Bank Account 1005 ----->					612,061.03	.00	612,061.03	
Grand Total of all Bank Accounts ----->					612,061.03	.00	612,061.03	

**AGENDA ITEM
4C.**

**Approval of City RESOLUTION Honoring
Jane Parker for Her Contribution and
Service of 12 Years as the Fourth District
Supervisor for Monterey County**

**CITY OF SAND CITY
RESOLUTION SC ____, 2020**

**RESOLUTION OF THE CITY COUNCIL OF SAND CITY HONORING JANE PARKER FOR HER
CONTRIBUTION AND SERVICE OF 12 YEARS AS THE FOURTH DISTRICT SUPERVISOR FOR
MONTEREY COUNTY**

WHEREAS, elected to represent Monterey County's 4th District in 2008, 2012, and 2016, Jane Parker established her priorities as Supervisor to include economic development and local job creation, land-use policy, water and mass transit solutions, crime prevention and increased government accountability and quality customer County services; and

WHEREAS, raised in Monterey, Jane Parker graduated from Monterey High School, attended UC Santa Cruz then studied International Economics at the Middlebury Institute of International Studies (then the Foreign Institute of International Studies) and earned a Grand Diplome de Cuisine from La Varenne Ecole de Cuisine in Paris; and

WHEREAS, Jane Parker's exemplary leadership has resulted in fundamental changes in the culture of government transparency through the on-line posting of Board Agenda packets and staff recommendations to the Board as well as establishing ongoing performance evaluations of the Chief Administrative Officer and other direct reports for the first time ever; and

WHEREAS, Prior to her election, Jane Parker has worked as Associate Director of the ACTION Council of Monterey County addressing unmet needs in the county and improving the quality of life for residents through the pursuit of economic and social justice, diligently working to develop affordable housing solutions, and to re-design the Child Welfare System working with the County's Department of Social and Employment Services; and

WHEREAS, Jane Parker's community involvement included serving as President of the Charitable Council of Monterey; Volunteer Director for the Carmel Bach Festival; Board President of the Unitarian Universalist Church; Executive Committee Member of the Democratic Club of the Monterey Peninsula; and served on the Monterey County Social Services Commission from 1994-2000 presiding as chair for two years; and

WHEREAS, inheriting a love of education from her father Brad who was the beat reporter for the Monterey Herald, Jane Parker served as President of the MPC Foundation Board of Directors, and was inspired to public service by her mother Polly who was a local community activist and writer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Sand City hereby acknowledges and recognizes Jane Parker for her years of service, contribution, and dedication to the community and to the Monterey Peninsula, and extends their wishes to Jane upon her retirement as District Supervisor.

PASSED AND ADOPTED by the City Council of the City of Sand City on this 1st, day of December, 2020 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

Mary Ann Carbone, Mayor

ATTEST:

Connie Horca, Acting City Clerk

**AGENDA ITEM
6A.**

**Consideration of City RESOLUTION
Approving Conditional Use Permit 645
regarding the Addition of a 2nd Level Deck
to an Existing Residential Dwelling at 1875
Oceanview Avenue**

CITY OF SAND CITY

STAFF REPORT

**NOVEMBER 20, 2020
(For City Council Consideration on December 1, 2020)**

TO: Mayor and City Council Members

FROM: Charles Pooler, City Planner

SUBJECT: Conditional Use Permit & PUD Zoning Amendment for 2nd Level Deck Addition at 1875 Ocean View Avenue

BACKGROUND

An application was submitted by Luke Kilpatrick (the "Applicant"), as the property owner and occupying resident, for entitlement permit approval(s) to construct an elevated 2nd level deck at the north corner and along the northwest rear and southwest side of an existing single-family residence (the "Project") located at 1875 Ocean View Avenue (APN 011-131-017) in Sand City (the "Subject Property"). The Subject Property has a Medium-Density Residential Planned Unit Development (R2-PUD) zoning designation that was adopted and implemented in 2006 (City Ordinance 06-02). The Project requires architectural and site plan review. The Project's architecture and site design is subject to review by the City's Design Review Committee (the "DRC") in making recommendations to the City Council who will then act to issue a conditional use permit as a combined design and site plan review and approval as allowed under Sand City Municipal Code (SCMC) section 18.72.030(B). The Project also requires an amendment of the setback standards of the Subject Property's site specific R2-PUD zoning to allow the reduced setbacks of the proposed deck and deck walkway. The Project at the Subject Property qualifies as a categorical exemption, under State CEQA (California Environmental Quality Act) Guidelines, section 15303(e).

Site Description:

The Subject Property is 3,750 square feet (50-feet wide & 75-feet deep) fronting the corner intersection of Fell Street and Ocean View Avenue. There are neighboring residential units to the side and rear, with new housing currently under construction across Fell Street. The site facilitates a 2-story single-family dwelling of 2,284 square feet (includes 520 sq.ft. garage) that underwent improvements in the late 2000's within the purview of Site Plan Permit 06-05 (SP 06-05) and Design Permit 06-05 (DP 06-05). Those improvements included plastering and painting the chimney and applying a board-n-baton facade treatment to the exterior. That permit also authorized a new 10'x12' deck at the rear and a new building addition for a modified entry; however, those improvements were never built. Currently, the building has an exterior stairway along the Fell Street building elevation to the upper level entry. The Applicant proposes to rebuild this stairway at the same location and to extend a deck walkway around the side and back of the house to

connect with the newly proposed rear deck. The structure currently sits on two legal lots (lots 1 & 3 of Block 7) on one assessor parcel (APN 011-131-017); where those two lots should be merged into one (1) lot as a condition of Project approval. Existing utilities (i.e. gas, electricity, sewer, water, phone, etc) are all currently provided to the Subject Property. There are currently no curbs, gutters, or sidewalks along either the Fell Street or Ocean View Avenue property frontages.

DISCUSSION

Project Description:

The Applicant proposes to construct an elevated 2nd level deck at the rear of his existing single family dwelling to include a hot tub. The main deck area will measure 13'-7" by 25'-9", with a 5'-0" side setback to the northeast and a 4'-8.5" rear setback to the northwest. The deck would then extend as a 4'-8" wide walkway (with exception to a 3'-0" width at the chimney) along the remainder of the rear elevation to the west corner and wrap around and continue to the existing stairway (to be rebuilt as part of the Project) on the southwest elevation facing Fell Street. The proposed new decking would encompass a total of 481 square feet.

The proposed deck at the rear will consist of wood frame construction with a board-n-baton facade siding along the deck railing that will match the existing facade treatment of the house. A tempered glass windscreen will sit atop the railing with copper cap. The deck's walkway along the rear and side will have 2"x2" pickets with a 42-inch high railing. These design elements are consistent with the "Seaside" style architecture encouraged for the East Dunes. The deck posts will have visible cross bracing on the support posts below the deck in accordance with engineering specifications. No modification of the existing residential building's facade, footprint, height, or roof style or pitch are proposed with this Project. A plan check review by the City's building department and issuance of a building permit will be required prior to commencing construction of the Project.

Land Use: The Subject Property has a non-coastal zone designation of Medium Density Planned Unit Development (R2-PUD) that was adopted in 2006 to address setback issues the existing building had with its previous High-Density Residential (R-3) zoning. The R2-PUD Zoning for the Subject Property specifies a maximum of one (1) primary residential dwelling unit on a minimum lot area of 3,750 square feet. The existing structure and residential occupancy thereof is consistent and compliant with this requirement. The proposed Project augments, and is accessory to, the existing and permitted residential use of the Subject Property, and is therefore consistent with the residential use and density requirements specified by this R2-PUD.

Setbacks: The R2-PUD zoning for the Subject Property identifies setback requirements for the building. As this deck will become an integral part of the building, those setback requirements are applicable to the Project. The R2-PUD zoning specifies a right-side (north) setback of 9-feet and a rear (west) setback of 10.5-feet that reflects the existing building, but conflicts with the Project's 5'-0" side setback and 4'-8.5" rear setback. The proposed reduced setback at the rear is necessary to provide a minimum 3'-0" width of the walkway around the existing rear chimney.

Northeastern Side Setback: A side setback of 5-feet is a common design standard for single family residential development. The property abutting the Subject Property has a 3'-0" side setback. When combined with a reduced 5'-0" setback for the Project, a total 8'-0" separation would be provided between the neighboring structures. Staff finds this acceptable in this circumstance as the Project is for an open deck, not an enclosed expansion of the primary structure. The house will maintain its current 9'-0" side setback to the northeast.

Rear Setback: For the East Dunes Planning District, staff has traditionally applied a site design methodology (based on the draft East Dunes Specific Plan drafted in the 1990's but not formally adopted) where the front and rear setbacks cumulatively would be a total of sixteen feet (16'), with a minimum 1-foot front setback for living space (not garage). This site design method is intended to encourage variation and shifting of front and rear setbacks of side-by-side properties to provide greater site design flexibility and avoid structures from having the same front and rear setbacks. It is also intended to bring living areas forward and recess garages back from the front. The front setback of the Subject Property is 27'-0" from the house to the Ocean View property line and 17'-0" feet from the existing front deck to the same front property line. Providing a 4'-8" rear setback for the rear deck in addition to the 17'-0" front setback of the existing deck provides a combined distance of 21'-8" feet, which satisfies the draft East Dunes Specific Plan methodology of a minimum combined front+rear 16'-0" setback. Furthermore, such reductions in setbacks for the Project do not impede or reduce existing on-site parking availability, and is consistent with minimum building and fire code requirements. The house will maintain its current 10'-0" rear setback to the northwest with the exception of the chimney that legally encroaches in accordance with Municipal Code section 18.78.050(B).

In order to proceed, the Project would need either a variance to, or an amendment of, the R2-PUD zoning, subject to City Council approval. As there is no hardship created by unique physical characteristics of the Subject Property, there is not a sufficient finding for granting a variance for the Project. However, amendment of the R2-PUD to adjust the setbacks to accommodate the Project can be justified in that a PUD zoning typically allows for more flexible site specific zoning specifications as compared to standard area-wide code requirements. Municipal Code section 18.60.010 specifies that a PUD may take advantage of unique site characteristics and/or unified ownership that harmonizes with existing and proposed land uses in the vicinity. The Subject Property is under unified ownership, and the proposed deck is consistent with existing 2nd level decks on abutting residential properties. The existing house was established on the Subject Property before the current edition of the City's zoning was adopted in 1982, resulting in the site becoming existing non-conforming for the High Density Residential (R-3) zoning previously applied to the site. To address this non-conformity, the R2-PUD for the Subject Property was adopted in 2006 to create zoning compliance for the existing site conditions and allow certain building improvements.

Staff supports amending the R2-PUD zoning standards of the Subject Property to establish reduced setbacks for the elevated open deck that decreases the side setback

to five feet (5'-0") and to decrease the rear setback to four-feet eight-inches (4'-8") for only the open deck and deck walkway while maintaining the existing setback requirements for the primary structure (see Attachment 2 of this report). Furthermore, the conditional use permit (with combined design permit and site plan permit) should be conditioned as to not be in effect unless and until an ordinance is adopted by the City Council and becomes effective 30-days after adoption to amend the Subject Property's R2-PUD Zoning that allows the reduced setbacks for the Project. Amendment of Ordinance 06-02 qualifies for a categorical exemption in accordance with CEQA Guideline section 15305.

Parking: The Subject Property currently provides two (2) off-street parking spaces, one within an enclosed garage and one on the 27-foot deep driveway fronting Ocean View Avenue; which satisfies the minimum off-street parking requirement of the Subject Property's PUD zoning. The Project to build a deck does not require any additional off-street parking to be provided, nor will it impact or reduce existing on-site parking.

Architecture & Site Design: The Project's proposed architectural treatments of board-n-batten siding for the primary deck area railing with glass windscreen panels atop and the 2"x2" pickets with a 42-inch high railing for the deck walkway and stairway are all consistent and compatible with both the structure's current architectural elements and with a "Seaside" architectural style encouraged for the East Dunes. The support posts for the primary deck area at the north rear corner of the Subject Property will have exposed cross bracing in accordance with engineering specifications. As the posts and cross bracing for the primary deck are at the north corner of the site that will not be plainly visible from public rights-of-way, staff is not recommending visual screening. There are no windows or doors on the rear elevation that would otherwise be impacted by the deck's support structure. Posts for the elevated deck walkway along the Fell Street frontage will be visible, but integrates into the design of the primary dwelling structure. The Project does not propose any modification of the building's current footprint, height, facade treatments, floor plan, parking layout, or roof style or pitch.

Design Review Committee:

The Design Review Committee (DRC) held a public hearing on Friday November 20, 2020 at 12:00 noon, to consider the Project's architectural design, including materials and colors. Staff presented the Project and staff recommendations. The DRC found the use of materials, colors, and the overall design acceptable. The Committee's consensus was to support the Project as proposed by the Applicant, which is reflected in the draft permit for Council consideration. Under the new zoning regulations intended to streamline the permitting process, the Design Permit and site plan requirements, based on recommendations of the Design Review Committee, are incorporated into a single conditional use permit (see Attachment 1) for City Council action regarding the Project.

Parcel/Lot Merger:

The Subject Property consists of two (2) lots (Lots 1 & 3 of Block 7) within one (1) assessor's parcel (APN 011-131-017) (see Exhibit A). To reflect both the existing single family dwelling and the Project, all existing lots of the Subject Property should be merged into a single lot within the parcel as a condition of permit approval (see draft permit Condition

No. I-1). The methodology (i.e., lot line adjustment, lot merger, etc.) by which these lots are merged and then recorded should be subject to review and approval by the City Engineer. The documents for the lot merger shall be subject to the City's Planning and Engineering Departments' review and approval prior to final recording with the Monterey County Recorder's Office. The Applicant would be responsible for paying all expenses and fees associated with all reviews and the final recording of the merger documents.

Water:

The Applicant proposes to install a hot tub in the new deck area. Staff contacted the Monterey Peninsula Water Management District (MPWMD) to verify water requirements for a hot tub. According to MPWMD staff, a hot tub is exempt and does not require an allocation of water. Furthermore, no other water fixtures are proposed with this Project. Therefore, no allocation of water from the City's water entitlement (desalination facility) is necessary. The permit should contain the standard condition stating that approval of a permit for the Project does not automatically or arbitrarily grant the Applicant and/or property owner to any right or privilege for an allocation of water from the City and/or any other agency/entity.

Stormwater Control:

The discharge of storm water within the City of Sand City is regulated by the State Water Resources Control Board (SWRCP) Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Phase II General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems (the 'General Permit'), the Central Coast Regional Water Quality Control Board (RWQCB) Resolution No. R3-2013-0032 Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region (the 'PCRs'), and Sand City Municipal Code (SCMC) Chapter 13.05 regarding Stormwater Management. The PCR's apply to all development projects that require discretionary approvals from the local jurisdiction that create or replace 2,500 square feet or more of impervious surface; and mandates development projects to implement Low Impact Development (LID) infrastructure to detain, retain, and treat runoff.

The Project is for the construction of a deck on a residential property. The elevated deck and walkway area will encompass 481 square feet, which does not trigger storm water management requirements for residential properties as it is below the 2,500 square foot threshold. The existing structure and pavement on the Subject Property will remain unchanged. Therefore, storm water control regulations do not apply to this application and no storm water control improvements are required. However, any development/construction activities on the Subject Property will be required to employ temporary construction best management practices (BMPs) for erosion and sediment control, prevention of non-storm water discharges, and implement good housekeeping and waste management practices to protect the storm drain system and water quality during construction, which will be subject to plan check review by the City prior to issuance of a building permit.

CEQA Review:

The Project at the Subject Property qualifies as a categorical exemption, under State CEQA (California Environmental Quality Act) Guidelines, section 15303(e). The Project

is the construction of a 481 square foot exterior deck attached to the existing residential building. The deck area is not more than 50% of the existing building's floor area, nor exceed 2,500 square feet. Therefore, the Project qualifies for the exemption under this criteria.

Covid-19 Epidemic:

Issuance of entitlement permits for the Project do not override any Federal, State, or County orders that may impact the Project in terms of construction or use during a pandemic. The entitlement permit(s) for the Project outlines the authorized development and the conditions and restrictions upon the Applicant for the Project during normal circumstances. The Applicant will be subject to any State and Monterey County Health Department rules and regulations that would impact and/or limit construction/use of the Project during the current pandemic.

Advisory Agencies:

Information on the Project was circulated to the City's advisory agencies. The Seaside County Sanitation District expressed no concern with the Project. The Fire Department commented that if the existing residence currently has fire sprinklers, then they will need to be updated for egress under the new deck per NFPA 13. The Building Department commented that the plans look good from a code perspective and they expect few if any corrections for the Project design. The City Engineer commented that the Project is not subject to post-construction storm water requirements, but that Best Management Practices should be employed during construction to prevent storm water pollution in accordance with Sand City Municipal Code Chapter 13.05. No other comments were received at the time of preparing this report.

RECOMMENDATION

Staff recommends the City Council take action to **APPROVE** the following:

1. Conditional Use Permit (combined Design Permit and Site Plan Permit) for the Project, with the conditions/restrictions proposed by staff and the DRC.
2. Ordinance (for 1st reading) to amend the Subject Property's medium density residential Planned Unit Development (R2-PUD) zoning to add reduced setback standards for open decks attached to the building.

Findings for Approval:

1. The Project is compatible with the residential use of the Subject Property and the residential uses of neighboring properties.
2. The Project's proposed architectural treatments of board-n-batten siding for the deck railing, glass windscreen panels atop railing, and 2"x2" pickets with a 42-inch high railing for the deck walkway are all consistent and compatible with both the structure's current architectural facade elements and with a "Seaside" architectural style encouraged for the East Dunes Planning District.
3. The Project will not alter the existing building's footprint, height, facade treatments, floor plan, parking layout, or roof; nor does it change the residential use or density of the Subject Property.
4. The merger of the Subject Property's two lots (Lots 1 & 3 of Block 7) within Assessor Parcel 011-131-017 is necessary to properly reflect the existing residential dwelling and

the proposed Project and bring the Subject Property into greater consistency with contemporary site design standards.

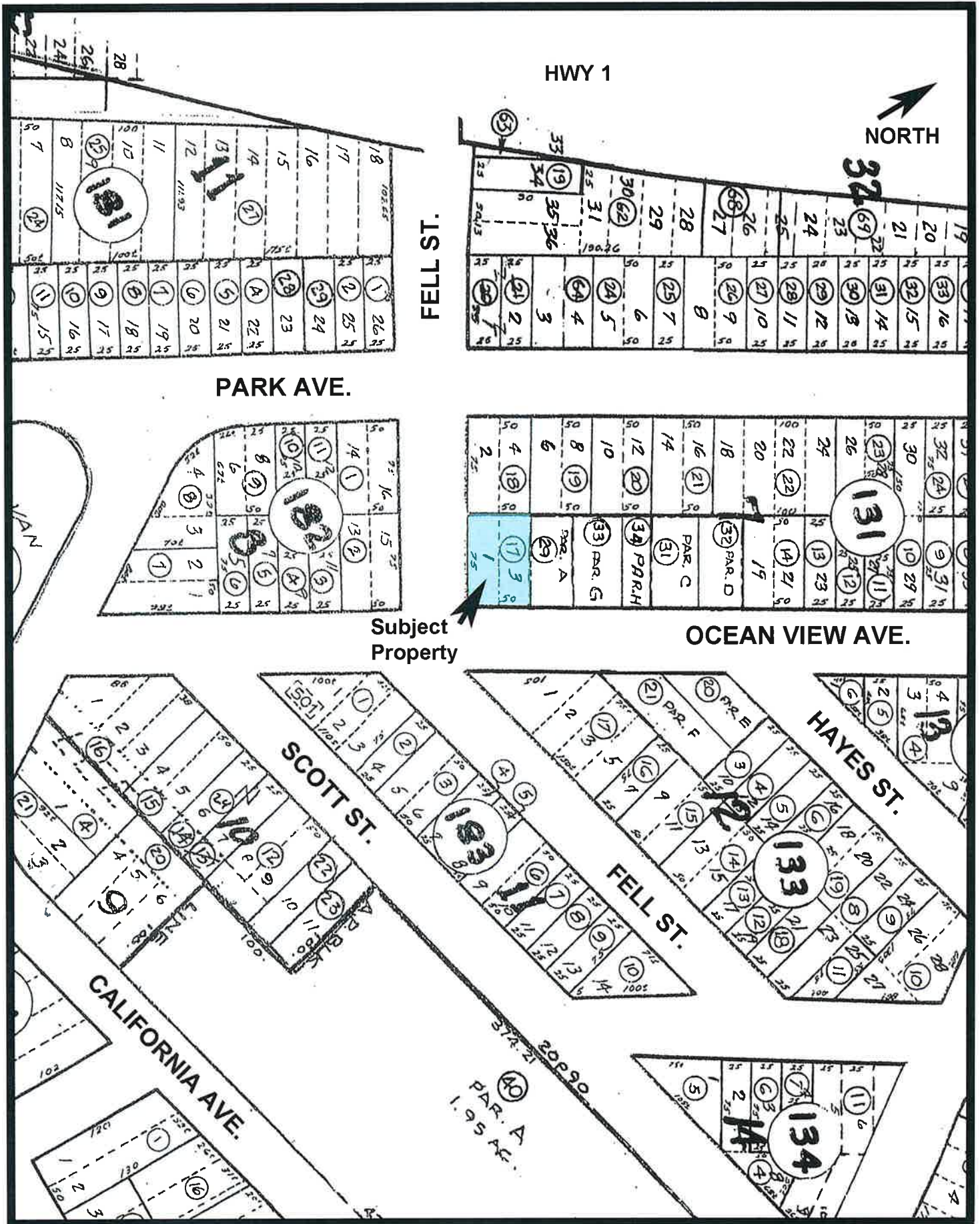
5. The intended setbacks for the Project's deck, deck walkway, and exterior stairway are relatively consistent, compatible, and harmonious with elevated decks of abutting and neighboring residential properties.
6. The amendment(s) of the Subject Property's PUD zoning will be in harmony with deck setbacks and residential uses of adjoining residential properties, nor will such amendment(s) create traffic or a need for additional off-street parking.
7. The added 481 square feet of the Project does not trigger requirements for on-site storm water control infrastructure; however, appropriate Better Management Practices will still be required in accordance with Federal, State, and local requirements during construction.
8. In accordance with the information provided by the Monterey Peninsula Water Management District (MPWMD), the proposed open deck and hot tub do not require a water allocation, and thus existing on-site water credit is sufficient to accommodate the Project.
9. The Project at the Subject Property qualifies as a categorical exemption, under State CEQA (California Environmental Quality Act) Guidelines, section 15303(e) and amending the PUD zoning of the Subject Property is also exempt per CEQA Guideline section 15305.

Exhibits:

- A. Location Map
- B. Aerial Site Map (via Google Earth)
- C. Site Photographs (via Google Earth)
- D. Site Plan (submitted by Applicant)
- E. Applicant's Letter of Intent
- F. Submitted Plans (reduced size)
- G. Ordinance 06-02 as adopted on August 1, 2006

Attachments:

1. Draft Resolution to approve Conditional Use Permit
2. Draft Ordinance to amend R2-PUD setback requirements of Subject Property



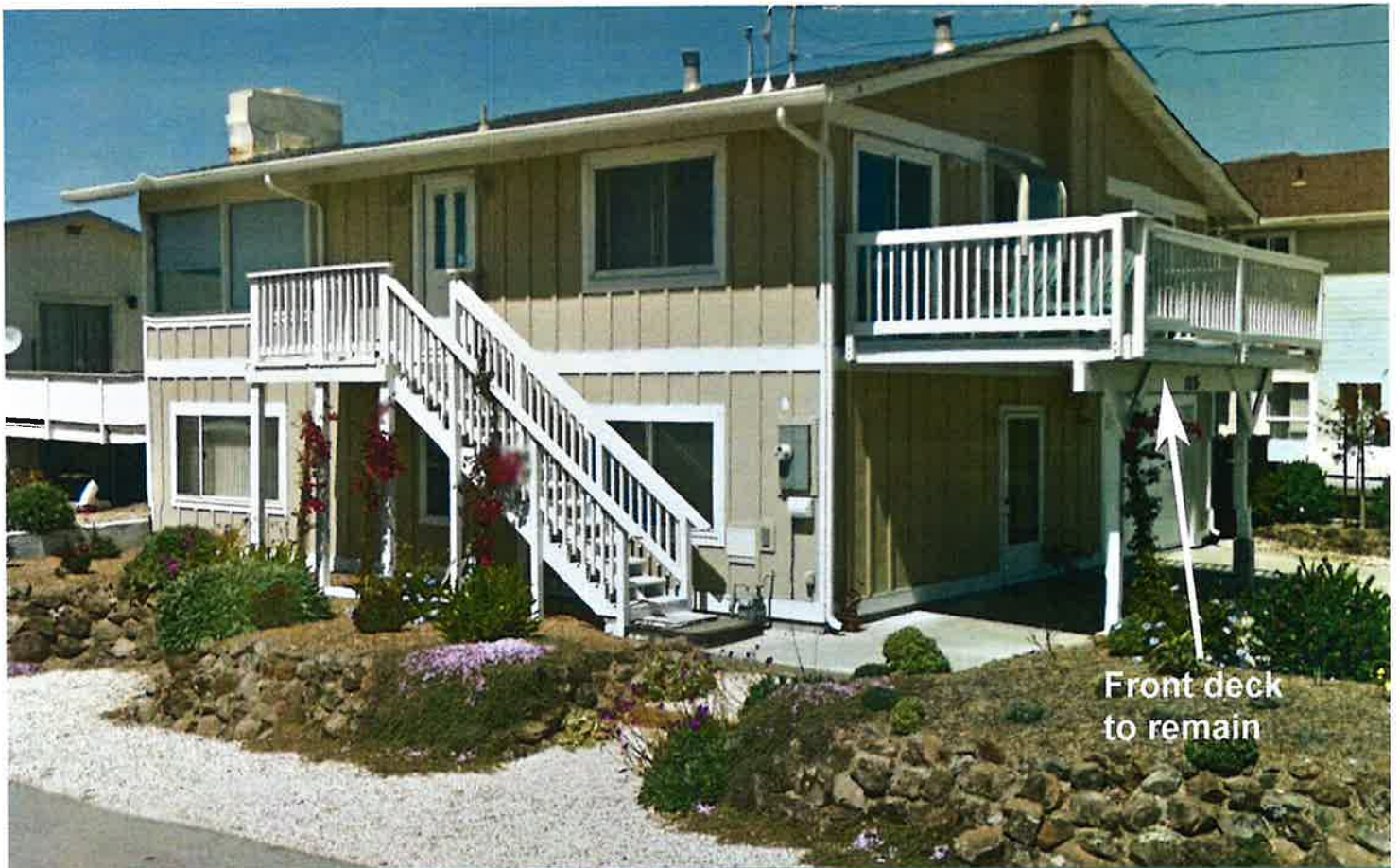
Location Map

EXHIBIT A



Aerial Map (via Google Earth)

EXHIBIT B



Front deck to remain



Primary deck area at rear

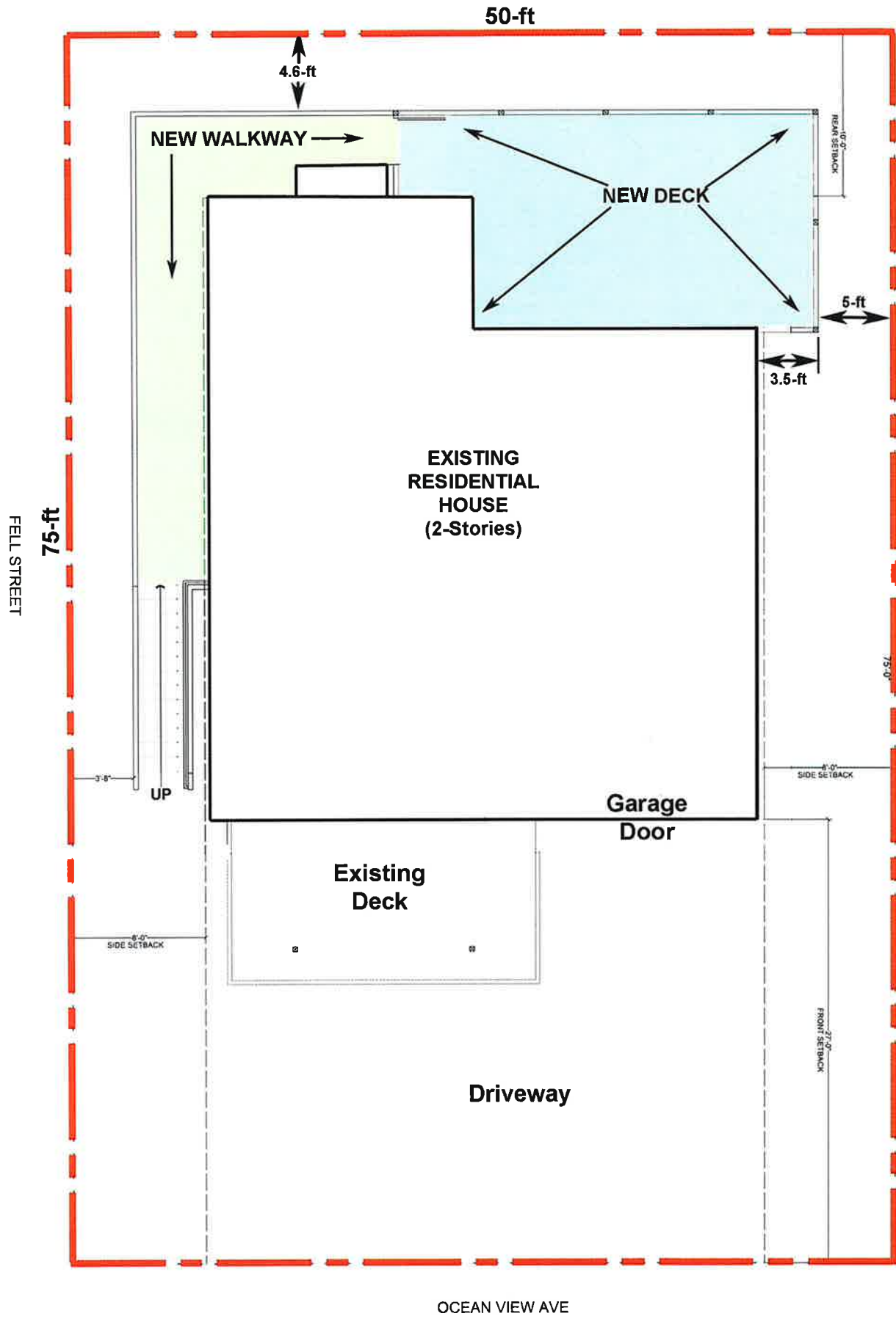
Railing to be extended around corner to back.

Views from Fell Street

Google



Front Elevation facing Ocean View Avenue



Site Plan

EXHIBIT D

Luke Kilpatrick

1875 Ocean View Ave
Sand City, CA 93955
(650)-745-5302
luke@lukek.ca

6th October 2020

Sand City Design Review Committee

1 Pendergrass Way
Sand City, CA 93955
(831) 394-3054

Dear Design Review Committee,

Thank you for reviewing my plans and application for my deck project. Due to the deterioration of the current deck structure on the Fell st side of my property a replacement stair way and walk way is needed. While replacing this walk way, my intent is to extend it around the rear of the house and add usable space in the back yard which currently does not have a good use due to its size and surrounding buildings on other properties. By adding this deck that will be painted white to match the other decks in the neighbourhood it will bring my home more into more architectural similarity to the more recently built properties.

This deck will take approximately two weeks to construct and should not create any traffic issues. The number of employees, vehicles and frequency will be determined by the contractor who I have not yet hired. This should have no impact on the neighborhood. I do not anticipate any work being done outside of standard business hours. The materials should be sourced from local businesses and will be brought onsite in a just in time manner or stored within the footprint of the deck being constructed. The deck will be made of wood, metal and composites as determined by the contractor and current california code.

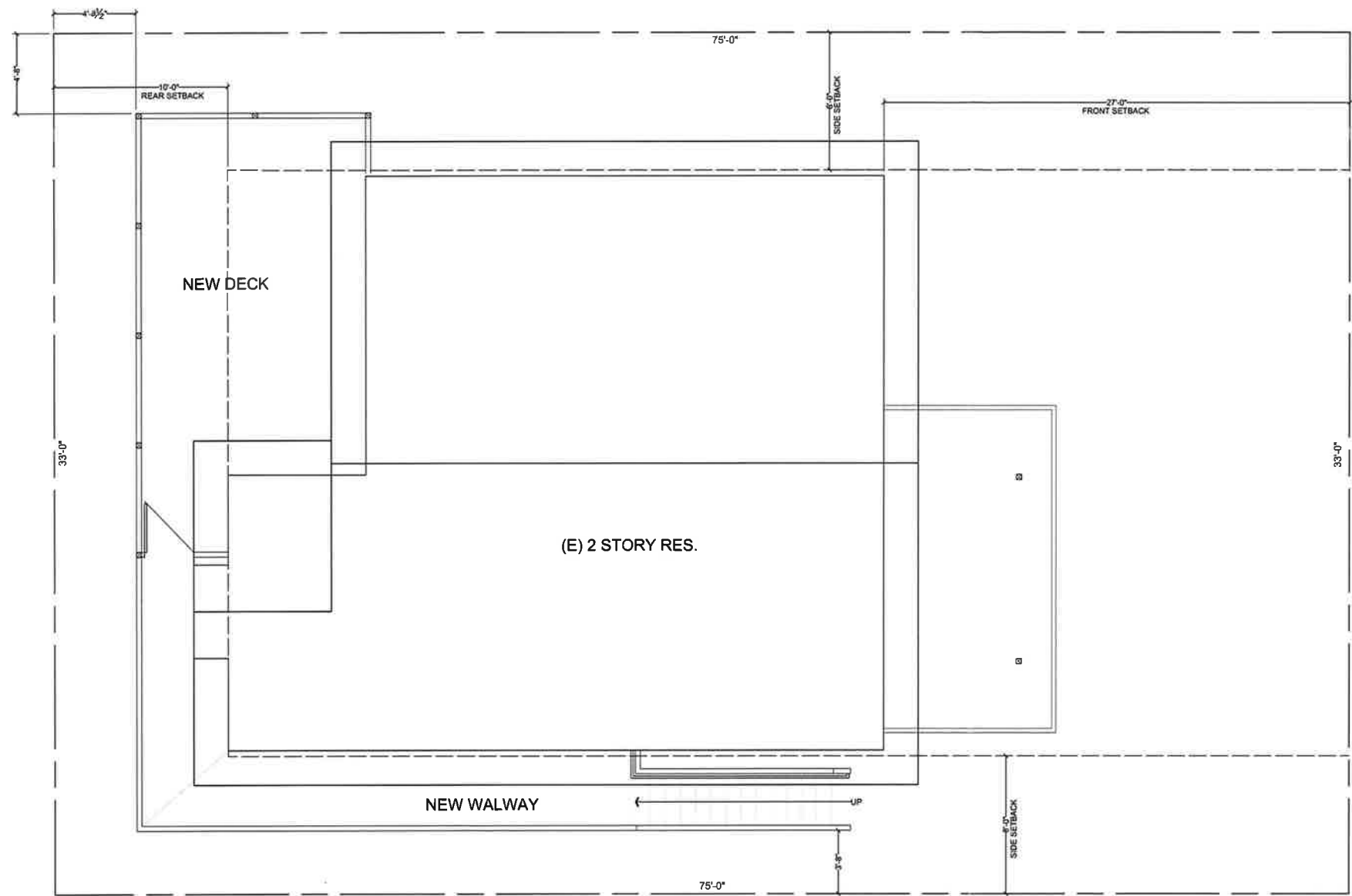
Please see my attached plans and you may contact me with any questions,

Sincerely



Luke Kilpatrick

EXHIBIT E



VICINITY MAP: NTS

PROJECT SCOPE:

LOT SIZE:	3,760' sq'
(E) Living Area:	1,763'
1st floor:	619'
2nd floor:	1,144'
Garage:	520'
(E) Entry stairs (to demo):	-41'
(N) Entry stairs, walkway & Met. deck:	481'
(E) Front deck (no change):	190'

- SCOPE OF WORK:**
1. Remove and replace existing entry stairs & landing, replace to match existing
 2. New 175 sq' walkway & 306 sq' deck at Master Bedroom
 3. Remove (e) Master Bedroom window, add new sliding door

- COMPLIANCE:**
- THIS PROJECT TO COMPLY WITH THE FOLLOWING CODES:
- 2019 California Residential Code
 - 2019 California Plumbing Code
 - 2019 California Electrical Code
 - 2019 California Mechanical Code
 - 2019 California Fire Code
 - 2019 California Green Building Code
 - 2019 California Energy Code

GRADING: NONE

NO GRADING FOR THIS PROJECT

TREE REMOVAL: NO TREE REMOVAL FOR THIS PROJECT

BUILDING CODE DATA:

OCCUPANCY:	R-3
DESCRIPTION OF USE:	RESIDENTIAL SINGLE FAMILY DWELLING
TYPE OF CONST.:	V-B
FIRE SPRINKLERS:	NO
STORIES:	1
APN:	018-115-028

DEFERRED SUBMITTALS: NONE

SPECIAL INSPECTIONS: NONE

CONSULTANTS:

CLIENT	DESIGNER	ENGINEER
Luke Kirkpatrick 1475 Ocean View Sand City, Ca 93955	Roesner Building & Design 535 Ramona Ave Monterey, Ca 831 241 1381	Jeffrey Keller, Keller Engineering PLLC PO Box 28624 Fresno, Ca 558 492 7199
PROJECT ADDRESS:	KITCHEN & BATH DESIGNER	TITLE:
1475 Ocean View Sand City, Ca	N/A	1475 24
APN:	SOLD ENGINEER:	
	N/A	

SHEET INDEX:

A-1.0	TITLE PAGE
A-1.1	FLOOR PLANS
A-2.0	ELEVATIONS
S-1.0	FOUNDATION & FRAMING PLAN
S-1.1	FRAMING PLANS
S-1.2	STRUCTURAL DETAILS

REVISION BY

ROESNER BUILDING & DESIGN

831 241 1381 michael@roesnerbuilding.com www.roesnerbuilding.com 761229

Michael F. Roesner

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New Deck for:
Kilpatrick Residence
1875 Ocean View Ave
Sand City, Ca.

DATE 7/20/2020

SCALE As Noted

DRAWN

JOB

BHEET

A-1.0

OF SHEETS 79

CONSTRUCTION NOTES:

1. General Contractor shall verify all conditions and dimensions at job site.
2. All construction work must conform to current local codes, building & health authorities. General Contractor agrees by accepting contract and starting work that he shall assume sole and complete responsibility for job site conditions during the course of construction, including but not limited to safety of all persons and property. This requirement shall apply continuously and not be limited to normal business hours. Contractor shall defend, indemnify, and hold the Owners, Designers, Engineers, and Landlords harmless from any and all liabilities, real or alleged, in connection with the performance of work on this project. Contractor shall show proof of Worker's Compensation insurance as required prior to issuing a building permit.
3. Additional on site fire protection during construction to be provided as required by Fire Inspector or Department. Maintain existing fire sprinkler system if applicable to this project. All materials stored on site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may result in the rejection of work. General Contractor and Sub-Contractors shall be responsible for locating, maintaining, relocating, and/or removing existing utilities.
4. General Contractor to provide larger stud walls as required for installation of plumbing, electrical, and/or structural items, etc. Vary with Designer in writing prior to making changes.
5. Existing materials on demising or partition walls shall be removed by General Contractor to allow installation of new work such as electrical outlets, plumbing lines, etc. After work has been tested, inspected and approved, walls shall be covered with 5/8" type "X" gypsum board fire taped and prepared for new finishes. All workmanship and materials are subject to the approval of the Designer and/or Owner.
6. Each trade shall be responsible for wall or roof penetrations pertaining to the installation of their own equipment, vents, conduit, etc. to include flashing and caulking for a water tight installation. All openings to be approved by Designer and/or Structural Engineer.
7. Contractor shall protect all existing site conditions not scheduled for removal or modification during construction. Any damage to existing conditions shall be covered at Contractor's expense.
8. Verify all site conditions, dimensions, and grades prior to start of work. If any discrepancies exist between actual and drawings, notify Designer in writing immediately.
9. The drawings, details, schematics and notes contained in the plans are intended to describe the project sufficiently, by reference or implication, and do not represent to show or include every specific item which may be necessary to complete this project.

GENERAL NOTES:

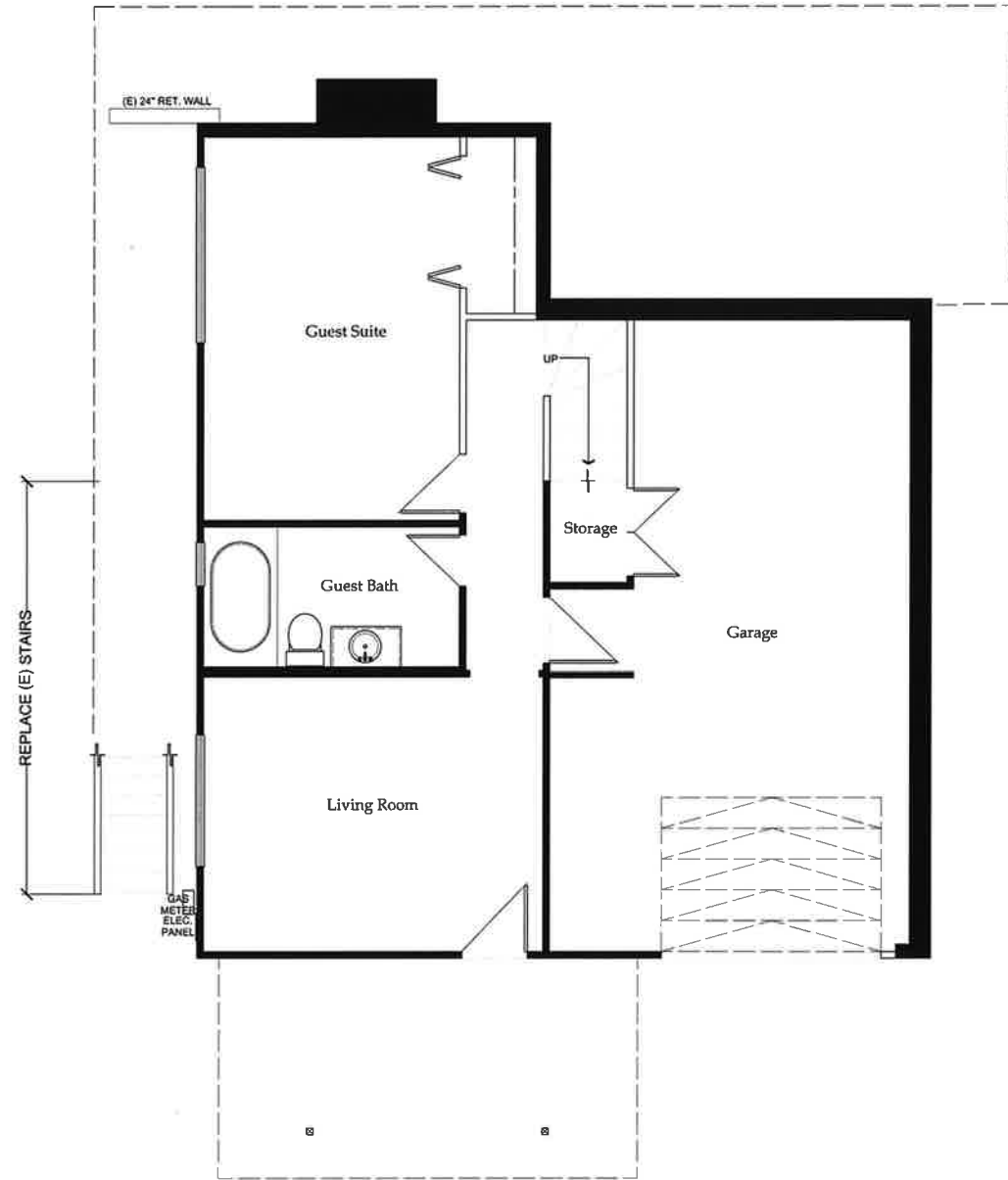
13. IN ALL NEW CONSTRUCTION (INCLUDING ADDITIONS AND REMODELS) Water Closets, either flush tank, flushometer tank, or flushometer valve operated, shall have an average consumption of not more than 1.20 gpf. Shower heads to have a max. flow of 2.0 gpm. Lavatory faucets 1.5 gpm, and kitchen faucets 1.8 gpm. ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM. (SECTION 810, ORD. 3522)
14. THE USE OF PLUMBING PIPELINES AS AN ELECTRICAL GROUND IS PROHIBITED. (88 164)
15. PROVIDE AN ACCESS PANEL (MIN. 12"x12") OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING SLIP JOINT CONNECTIONS. (CPC 406.2)
16. GAS LINE SIZING PLANS TO BE PROVIDED BY THE CONTRACTOR PRIOR TO INSPECTION.
17. Construction Waste Management. Recycle and/or salvage for re-use a minimum of 65% of the non-hazardous construction and demolition waste in accordance with the California Green Building Standards, Section 4.408.1
18. In accordance with the California Green Building Standards, Section 4.504.2, the following pollutant control measures shall be implemented:
 - a) Paint, stains and other coatings shall be compliant with VOC limits.
 - b) Aesthetic paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds. Documentation shall be provided to verify compliant VOC limit. Finish materials have been used.
 - c) Carpet and carpet systems shall be compliant with VOC limits.
 - d) 80% of the floor area receiving residential floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
 - e) Particleboard, Medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

ABBREVIATIONS:

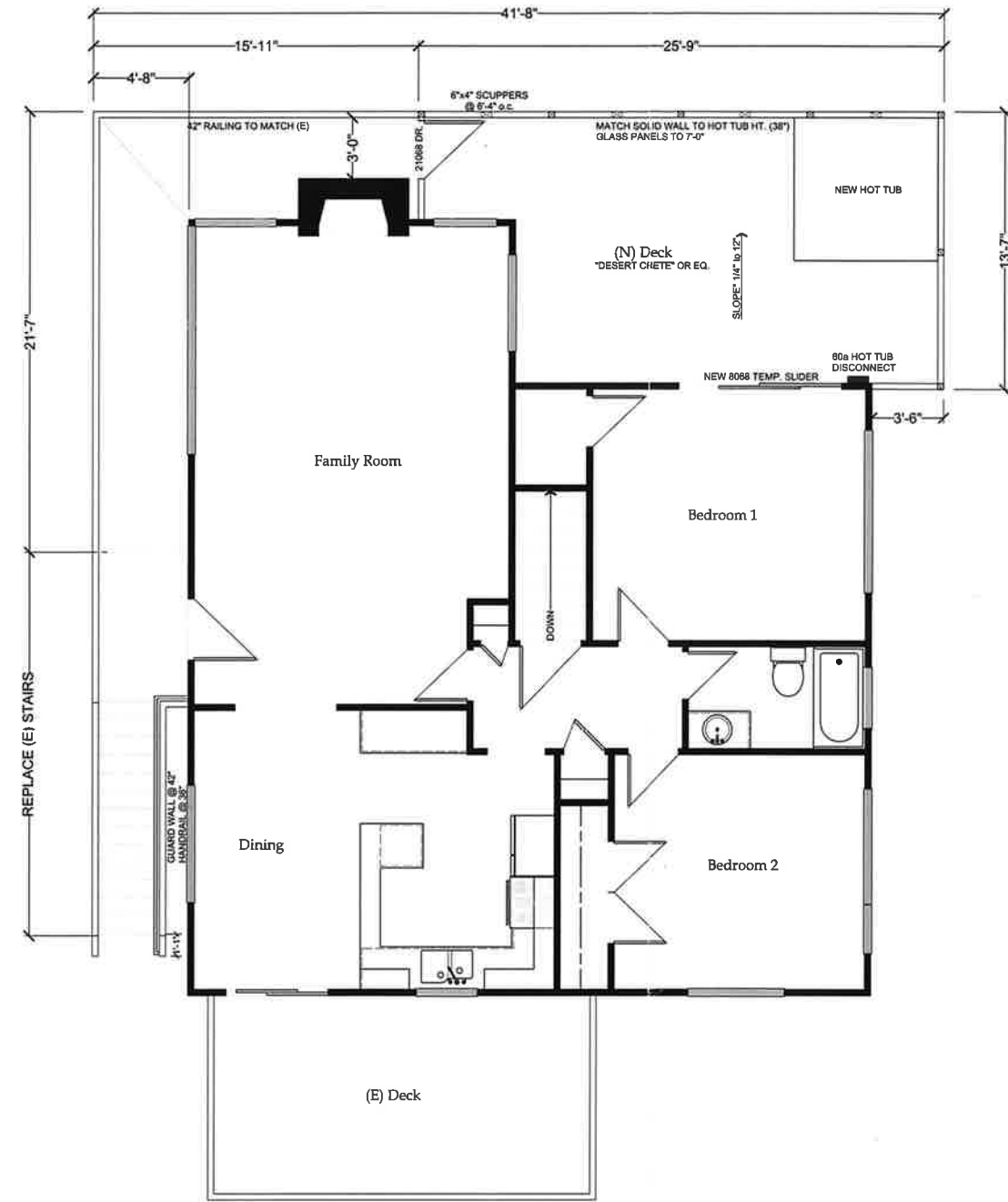
Ø AT	FIN. FINISH	PT. POINT
Ø DIAMETER	FLR. FLOOR	PTDF. PRESSURE TREATED DOUGLAS FIR
# POUND OR NUMBER	FLASH. FLASHING	RAD. RADIUS
A.B. ANCHOR BOLT	FLUOR. FLUORESCENT	REF. REFERENCE OR REFRIGERATOR
A.C. ASPHALT CONCRETE	F.O.C. FACE OF CONCRETE	REIN. REINFORCED
ACOUS. ACOUSTICAL	F.O.F. FACE OF FINISH	REQ. REQUIRED
ADJ. ADJUSTABLE	F.F.S. FACE OF STUD	RESIL. RESILIENT
AGG. AGGREGATE	FT. FOOT OR FEET	RET. RETAINING
APPROX. APPROXIMATE	FTS. FOOTING	RM. ROOM
ARCH. ARCHITECTURAL	FURR. FURRING	R.O. ROUGH OPENING
A.S. ASPHALT SURFACE	GALV. GALVANIZED	RWD. REDWOOD
BD. BOARD	G.B. GROUND BARS	S. SOUTH
BLDG. BUILDING	GFI. GROUND FAULT INTERRUPTER	S.B. SOLID BLOCKING
BLK. BLOCK	GL. GLASS	SC. SOLID CORE
BLOCKING. BLOCKING	GLB. GLUE LAMINATED BEAM	SCHED. SCHEDULE
BM. BEAM	GR. GROUND	SECT. SECTION
CEM. CEMENT	GR. GRADE	SHT. SHEET
CL. CEILING	GYP. GYPSUM	SPEC. SPECIFICATION
CL. CLOSET	H.B. HOLE BBS	SQ. SQUARE
CLR. CLEAR	HC. HOLLOW CORE	STD. STANDARD
C.O. CLEAN OUT	HG. HANDICAPPED	STL. STEEL
COL. COLUMN	HR. HEADER	STOR. STORAGE
COND. CONCRETE	H.M. HOLLOW METAL	STR. STRUCTURAL
CTR. CENTER	HORIZ. HORIZONTAL	SUSP. SUSPENDED
D. PENNY	HTR. HEATER	T & G. TONGUE AND GROOVE
DBL. DOUBLE	INSUL. INSULATION	T.O.C. TOP OF CONCRETE
DET. DETAIL	INT. INTERIOR	T.O.F. TOP OF FOOTING
D.F. DOUGLAS FIR	J.H. JOB HANGER	T.O.P. TOP OF PAVEMENT
DN. DIMENSION	MAX. MAXIMUM	T.O.W. TOP OF WALL
DN. DOWN	MISC. MISCELLANEOUS	TYP. TYPICAL
DR. DOOR	MTD. MOUNTED	U.O.N. UNLESS OTHERWISE NOTED
DRG. DRAWING	MIN. MINIMUM	VERT. VERTICAL
(E) EXISTING	MISC. MISCELLANEOUS	W. WEST
E. EAST	MTD. MOUNTED	W/ WITH
EA. EACH	(N) NEW	W/IN WITHIN
ELEC. ELECTRICAL	N. NORTH	W.C. WATER CLOSET
E.N. EDGING	N.I.C. NOT IN CONTRACT	WD. WOOD
EQPT. EQUIPMENT	N.T.S. NOT TO SCALE	W/D. WINDOW
EXT. EXTERIOR	O. OVER	W/O. WITHOUT
FDN. FOUNDATION	O.C. ON CENTER	WP. WATERPROOF
F.G. FINISH GRADE	OPP. OPPOSITE	WT. WEIGHT
	PLAS. PLASTER	W.W.M. WELDED WIRE MESH
	PLYWD. PLYWOOD	

Project Plans

EXHIBIT F



1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISION	BY

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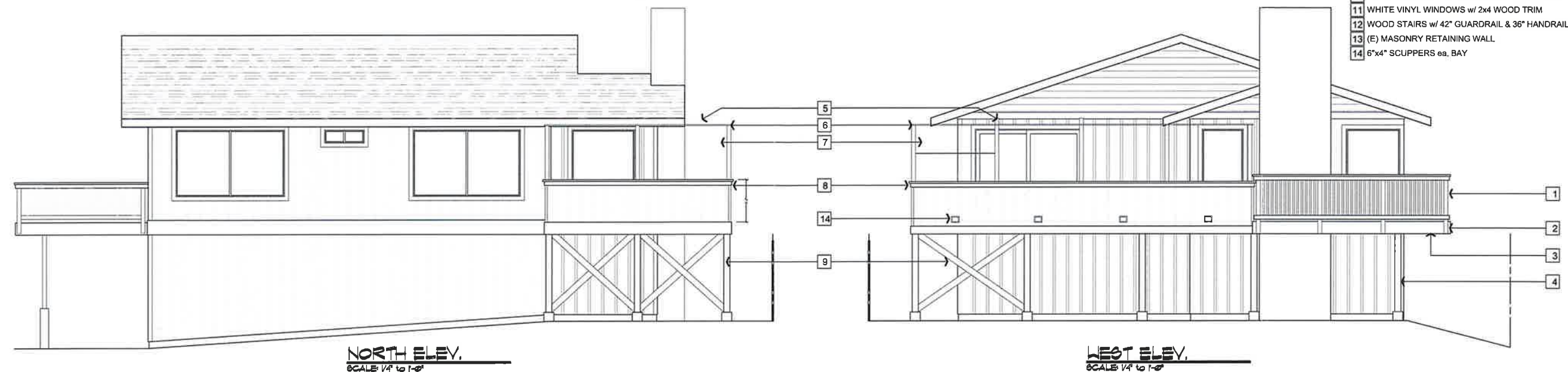
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New Deck for:
Kilpatrick Residence
 1875 Ocean View Ave
 Sand City, Ca.

DATE 7/20/2020
 SCALE As Noted
 DRAWN
 JOB
 SHEET

A-1.1
 OF SHEETS 80

- EXTERIOR FINISH NOTES**
- 1 NEW 42" RAILING WITH 2x2 PICKETS
 - 2 NEW WATERPROOF DECK, "DESERT CRETE" OR EQ.
 - 3 5/8" T1-11 PLAIN SOFFIT w/ CONT. SOFFIT VENTS
 - 4 PT POSTS & CONCRETE PEDESTAL
 - 5 WOOD PURLIN
 - 6 WOOD TOP RAIL w/ COPPER/ S.S. CAP
 - 7 TEMP. GLASS WIND SCREEN, ALT. WINDOWS
 - 8 38" WOOD GUARD WALL, MATCH HOUSE FINISHES
 - 9 CROSS BRACING PER STRUCTURAL ENG.
 - 10 RAISED CONCRETE LANDING w/ 42" GUARD WALL
 - 11 WHITE VINYL WINDOWS w/ 2x4 WOOD TRIM
 - 12 WOOD STAIRS w/ 42" GUARDRAIL & 36" HANDRAIL
 - 13 (E) MASONRY RETAINING WALL
 - 14 6"x4" SCUPPERS ea. BAY



NORTH ELEV.
SCALE: 1/4" = 1'-0"

WEST ELEV.
SCALE: 1/4" = 1'-0"



SOUTH ELEV.
SCALE: 1/4" = 1'-0"



EAST ELEV.
SCALE: 1/4" = 1'-0"

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New Deck for:
Kilpatrick Residence
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 Sand City, Ca.

DATE 7/20/2020
 SCALE As Noted
 DRAWN
 JOB
 SHEET
A-2.0
 OF SHEETS 81

FLOOR FRAMING NOTES:

- FLOOR SHEATHING:** Floor sheathing shall be 3/4" CDX plywood, T & G. Nail with 8d at 6" o.c. all supported edges and 8d at 10" o.c. all intermediate bearing. P.I. 32/16. Keep minimum 1/16" clear between all panel edges. All sheathing shall be glued to framing with subfloor adhesive. Nail floor sheathing to all blocking, rim joists, etc. with 8d at 3" o.c. at all shear walls U.O.N. on plans or details.
- FLOOR FRAMING:** Floor framing shall be 14" T.J.I. 360 joists at 16" o.c. Block all joists at all bearing. CONTRACTOR shall install and brace trusses as recommended by joist manufacturer.
- WALLS:** All walls shall be 2 x 4 studs at 16" o.c. U.O.N. on plans. Studs at exterior walls and bearing walls shall be D. F. No. 2 or better. Balloon-Frame all walls and block all studs at maximum 10" o.c. All plumbing walls that are bearing walls or shear walls shall be 2 x 6 walls. CONTRACTOR shall coordinate layout of plumbing walls with plumbing contractor prior to the start of framing for location of plumbing walls. CONTRACTOR shall obtain ENGINEER's permission for drilling or notching studs or double to plate of any shear or bearing wall more than 1/4 of width of wall
- SHEAR WALLS:** See framing plans for location and type of shear wall. All EXTERIOR WALLS shall be sheathed with TYPE PH shear wall sheathing, U.O.N. on plans. Shear wall sheathing shall be continuous the entire wall length from sill plate to floor sheathing, unless otherwise detailed or specified.
- HEADERS:** All headers at bearing walls shall be 4 x 10 at 2 x 4 walls and 6 x 6 at 2 x 6 walls, U.O.N. on plans. Provide 1 - 2 x - trimmer and 1 - 2 x - king stud at all shear walls and bearing walls. CONTRACTOR shall verify that existing headers are as specified.
- POSTS:** All beams shall bear on posts width to match width of beam and depth to match depth of wall, U.O.N. on plans. Posts shall be continuous to foundation or beam below. Block solid between posts at floor framing. Fasten all beams to posts with PC post caps, use EPC caps at ends of beams. These connections are typical, unless otherwise detailed on plans.
- HANGERS:** Use HUTF [16 gauge] hangers for all sawn lumber beams. Use GB hangers for GLB's and GLTV hangers for PARALLAM beams. Use U series hangers for sawn lumber floor joists. Use IUT or ITT hangers for T.J.I. joists. These hangers are typical, U.O.N. on plans or details.
- TOP PLATES:** All double top plates shall be spliced with 14 - 16d, unless otherwise detailed or specified on plans. All plates shall be D. F. No. 2 or better. Notify ENGINEER of any double top plates or studs which are notched more than 1/3 the width of the plates at any shear walls or bearing wall.
- LUMBER:** All lumber shall conform to the rules of a recognized grading agency and Tables 23-IV-V-1 through 23-IV-V-2 of the C.B.C. Joists shall be D.F. Larch No. 1 or better. Beams shall be D.F. Larch No. 1 or better. GLB's shall have a combination symbol of 24F-V4 DF/DF. Parallam beams shall be 2.0E Parallam PSL. Microlam beams shall be 1.9E Microlam LVL. Rim Joists shall be minimum 1-1/4" 1.7E TimberStrand LSL. Headers and posts shall be D.F. Larch No. 2 or better. For studs - See Note 3. All lumber in contact with concrete, within 6" of earth or exposed to the weather (Deck Framing) shall be pressure-treated (P.T.).
- HOLDDOWN:** Location shown of holdowns is approximate. Align holdowns with ends of shear walls. See dimensioned floor plans and details to determine exact location of holdowns. Provide minimum 2 - 2 x - studs or trimmers or 4 x - post for holddown, see holddown schedule for post size. Provide shear wall edge nailing into each stud and two rows E.N. into 4 x - post which is bolted to holddown. Block solid between posts at floors.
- ROOF POSTS:** CONTRACTOR shall install post to align with and match size of post above. Block solid between posts at floor. See next level framing plan to determine size and location.
- STRONG WALLS:** See framing plans for type, size and location of all "Strong Walls". See plans and details to determine size of A.B.'s. Install all "Strong Walls" as specified by manufacturer. CONTRACTOR shall determine height of walls, footings and beams that "Strong Walls" are bolted to and height of wall headers, beams and double top plates that "Strong Walls" are attached to. CONTRACTOR shall determine and order height of "Strong Wall" required to accommodate specified framing. Notify ENGINEER of any discrepancies prior to ordering panels.
- DECK FRAMING:** Waterproof deck shall be framed with 2 x 12 joists at 16" o.c. Slope joists a minimum of 1/4" per foot for drainage. CONTRACTOR shall install flashing and waterproof surface as specified by manufacturer. NOTE TO OWNER: Waterproof surfaces require periodic maintenance and replacement. It shall be OWNER'S responsibility to maintain deck and waterproofing as required.

FOUNDATION NOTES:

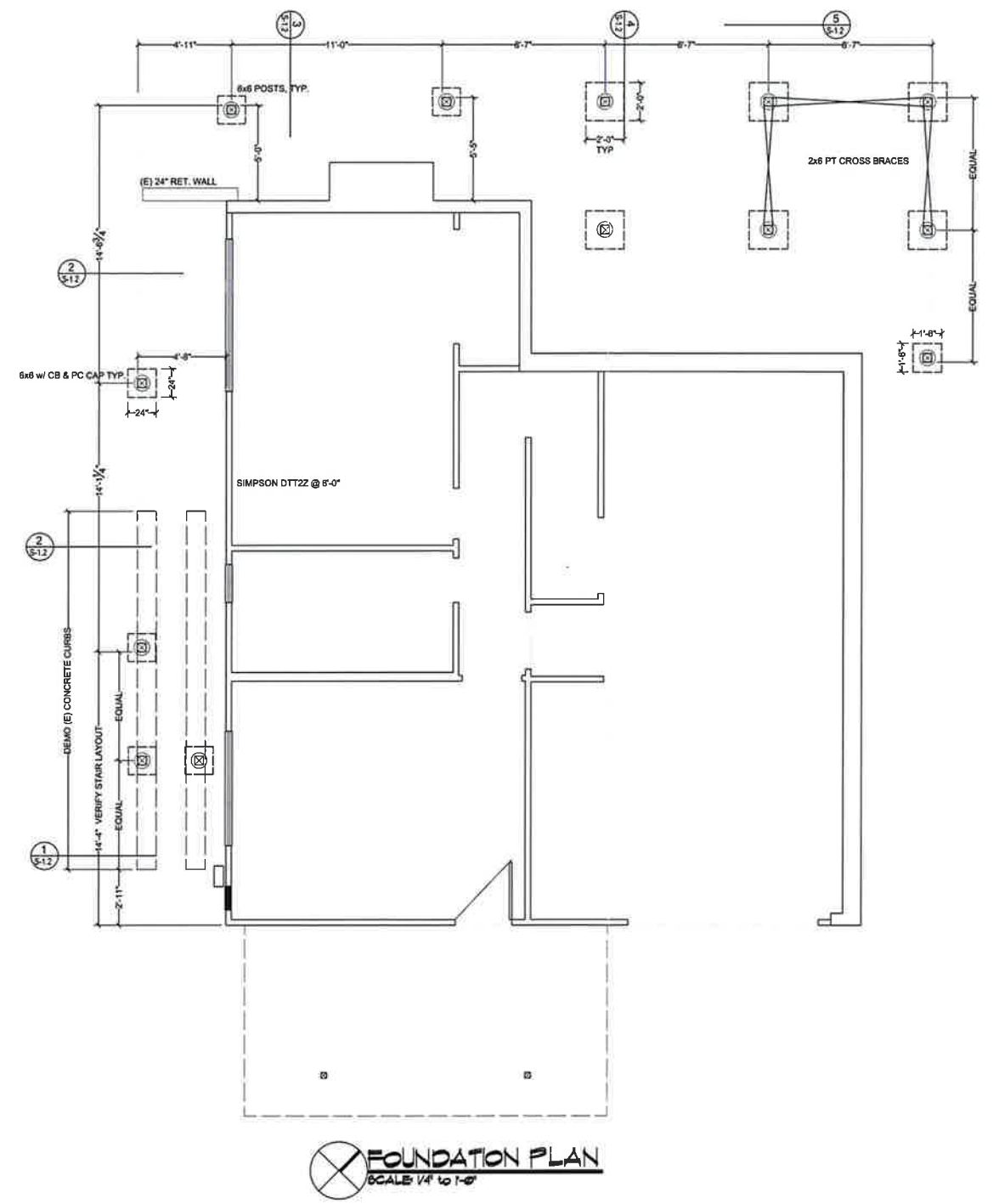
- FOUNDATION:** Foundation design is based on an assumed bearing capacity of 1500 pcf, Soil Type 4, Table 18-I-A of the C.B.C. All footings shall bear on firm native, undisturbed, sandy soil and adhere to the following table:

STORIES	WIDTH	THICKNESS	DEPTH BELOW GRADE
1	12"	10"	12"
1	15"	10"	18"

CONTRACTOR shall verify that existing soil conditions are as assumed. Notify ENGINEER if existing soil conditions are not as assumed prior to laying any reinforcing or pouring any concrete.

EXISTING CONDITIONS: CONTRACTOR shall verify that existing conditions and grades are as shown. Notify DESIGNER of any discrepancies prior to proceeding with work.
- CONCRETE STRENGTH:** All concrete shall develop an ultimate compressive strength at age 28 days as follows:

FOOTINGS	2500 psi
SLAB ON GRADE	2500 psi
- REINFORCING:** All reinforcing shall conform to A.S.T.M. Grade 40.
- BOLTS:** All bolts shall conform to A.S.T.M. A307. The threaded portion of the bolt bearing on wood shall be kept to a minimum. Do not use All-Thread rods for bolts which bear on wood. All fasteners embedded on concrete shall be attached to or hooked around reinforcing steel.
- SILL PLATES:** All sill plates shall be bolted to foundation with 5/8" o x 10" A.B.s at 48" o.c. Embed bolts minimum 7" into concrete or grout. This spacing is typical U.O.N. on Foundation Plan or details. Provide 2" x 2" x 3/16" washers at all A. B.'s. Install washers parallel and perpendicular to sill plates. Provide minimum of two bolts per plate and one bolt within 4" to 12" from the end of all plates. All sill plates shall be 2 x - P.T. D.F. No. 2 or better U.O.N. or detailed on plans. All steel as A.B.'s washers and nails and framing hardware such as hangers, post caps and post bases, in contact with pressure-treated lumber shall be stainless steel or HOT DIP GALVANIZED with minimum coating of G90, 0.90 oz./sq. ft.
- HOLDDOWNS:** Location of holdowns shown is approximate. See plans and details to determine exact location of holddown anchor bolt. Provide minimum 2 - 2 x - studs or 4 x - post at the end of each shear wall for bolting holddown to shear wall unless otherwise specified on plans. Provide shear wall edge nailing into each stud bolted to holddown and two rows edge nailing into 4 x - posts. Holddown devices shall be secured in place prior to foundation inspection. Holddown devices shall be re-tightened just prior to covering the wall framing.
- CONCRETE SLAB ON GRADE:** Concrete slab on grade shall be minimum 5" thick, over 2" sand, over vapor barrier, over 4" gravel base. Vapor barrier shall be minimum 10 mil Moistop by "Fortifiber Corporation" or equal. Reinforce slab with #3 bars at 18" o.c. each way placed at center of slab.
- CONTROL JOINTS:** CONTRACTOR shall space control joints evenly, 15' o.c. maximum each way. Provide extra control joints at all building corners and offsets or discontinuities.
- FLOOR FRAMING:** Floor framing shall be 14" T.J.I. 360 joists @ 16" o.c. Block all joists at all bearings. CONTRACTOR shall install and brace joists as recommended by manufacturer
- FLOOR SHEATHING:** Floor sheathing shall be 3/4" CDX plywood T & G. Nail with 8d at 6" o.c. all supported edges and 8d at o.c. field nailing. Keep minimum 1/8" clear between panel edges unless otherwise specified by manufacturer. All sheathing shall be glued to framing with subfloor adhesive.
- UNDERFLOOR ACCESS:** Contractor shall provide minimum 18" clear underfloor joists and 12" under all girders. Access shall not be obstructed by any plumbing, mechanical ducts or any other framing. CONTRACTOR shall coordinate layout of ducts with heating contractor and provide clearances as required.



REVISION	BY

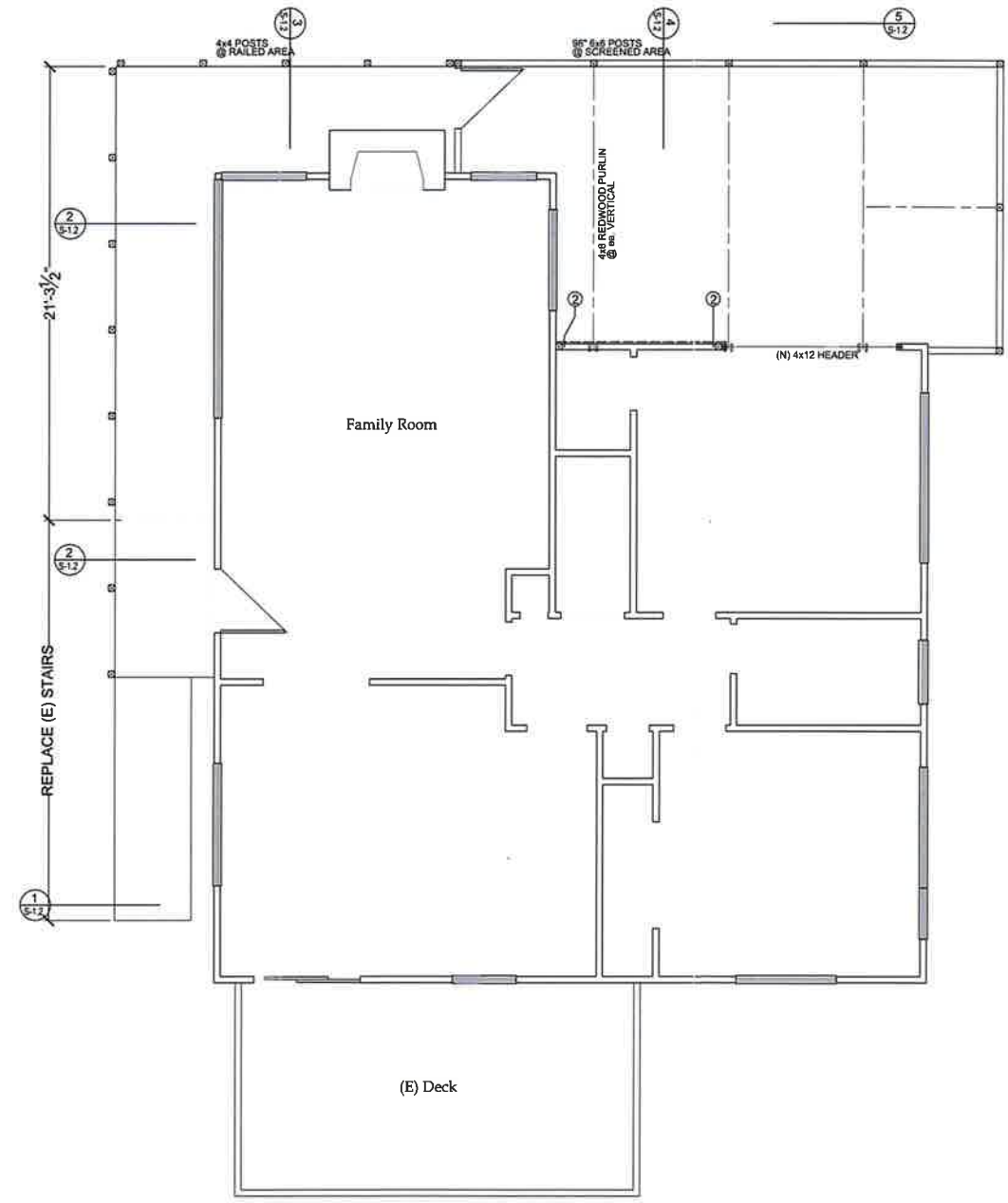
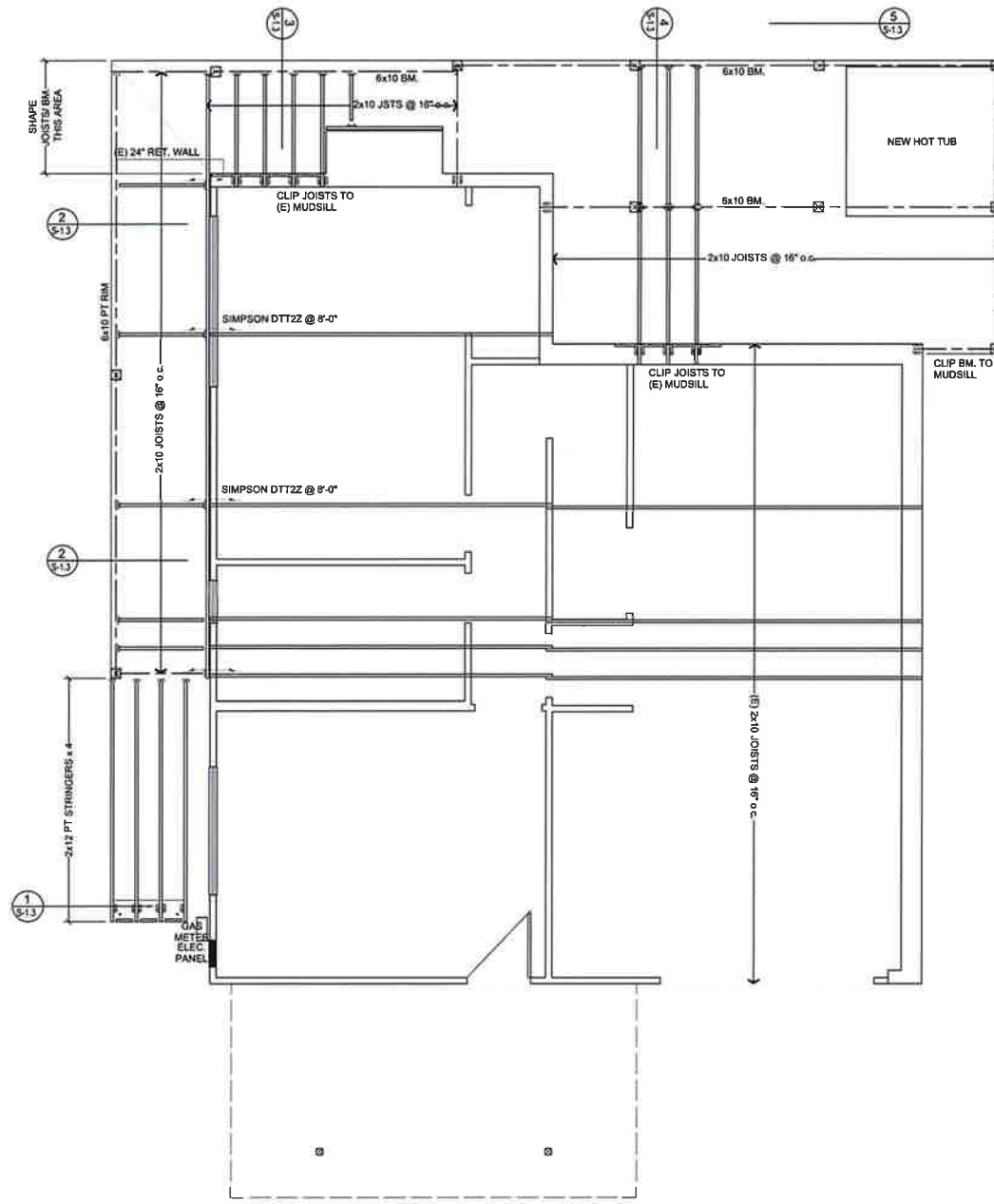
ROESNER BUILDING DESIGN
 Michael F. Roesner
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 761229

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DATE	7/20/2020
SCALE	As Noted
DRAWN	
JOB	
SHEET	
S-1.0	
OF SHEETS	82





DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"

PROPOSED UPPER FRAMING PLAN
SCALE: 1/4" = 1'-0"

REVISION	BY

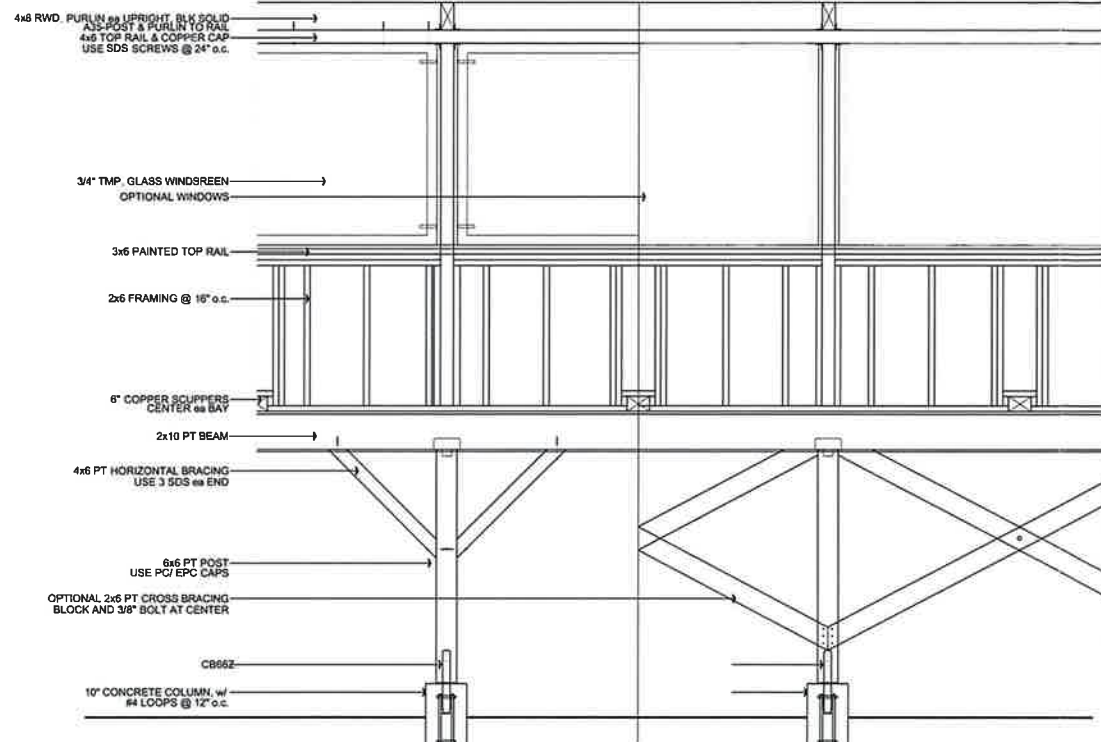
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 www.roesnerbuilding.com
 761229

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATIONS THEREOF ARE EXPRESSLY LIMITED TO SUCH USE. RE-USE, REVISION, WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

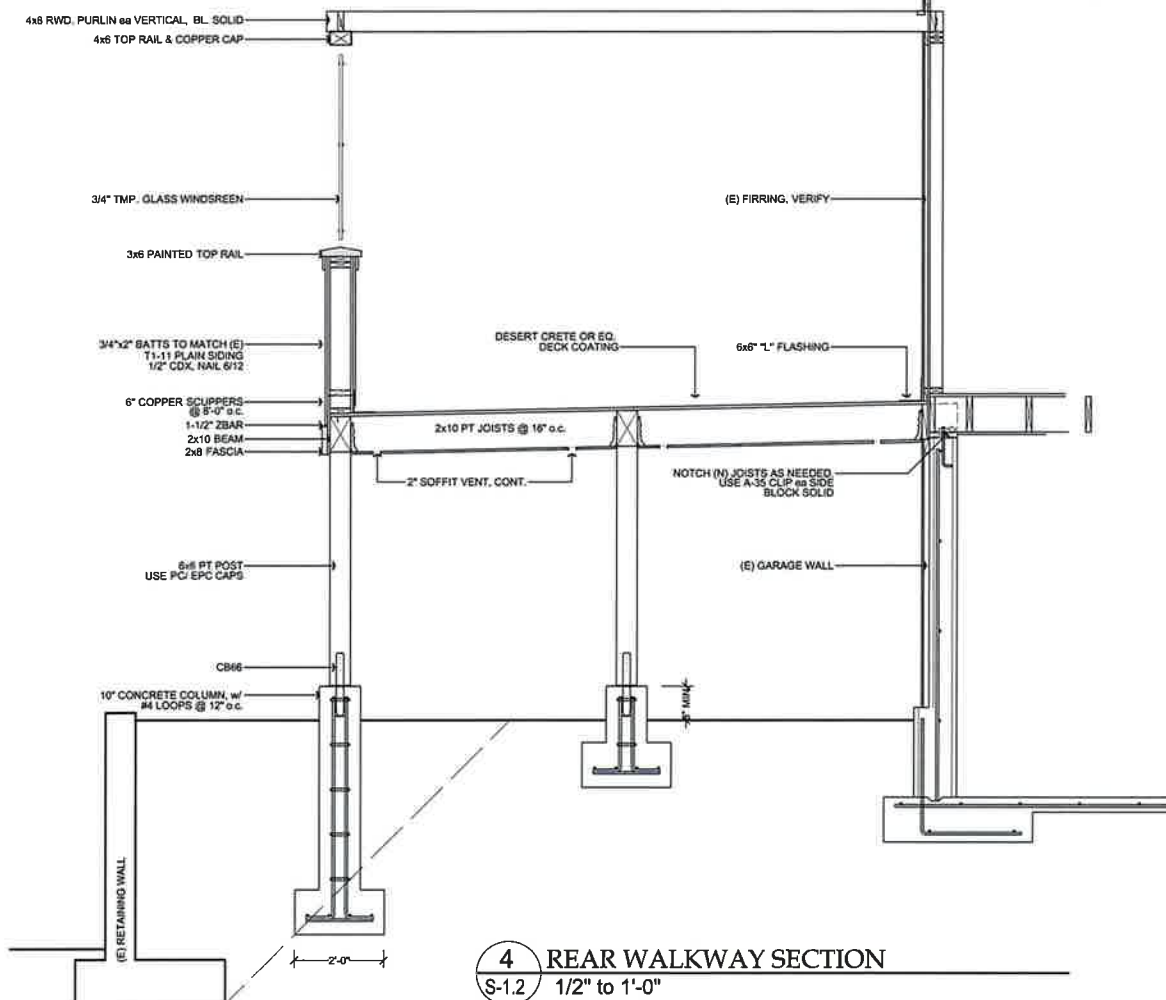
New Deck for:
Kilpatrick Residence
 1875 Ocean View Ave
 Sand City, Ca.

DATE	7/20/2020
SCALE	As Noted
DRAWN	
JOB	
SHEET	S-1.1
OF SHEETS	83

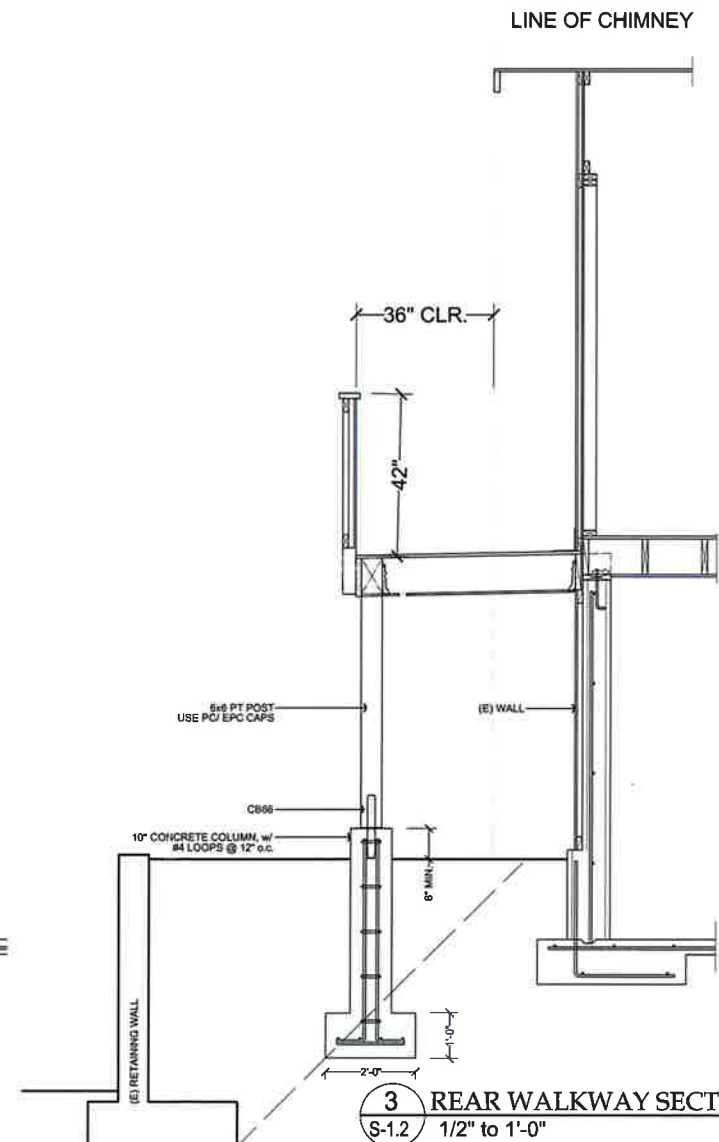




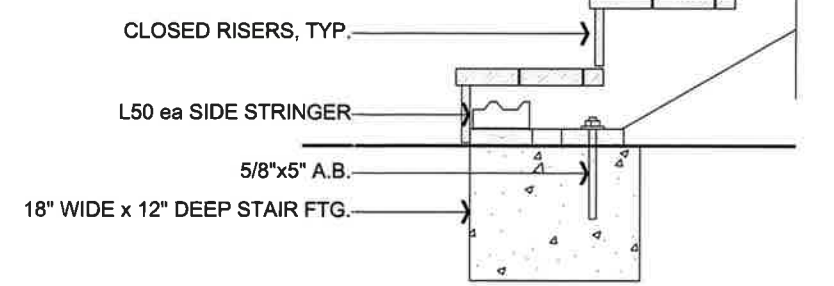
5 REAR DECK BRACING
S-1.2 1/2" to 1'-0"



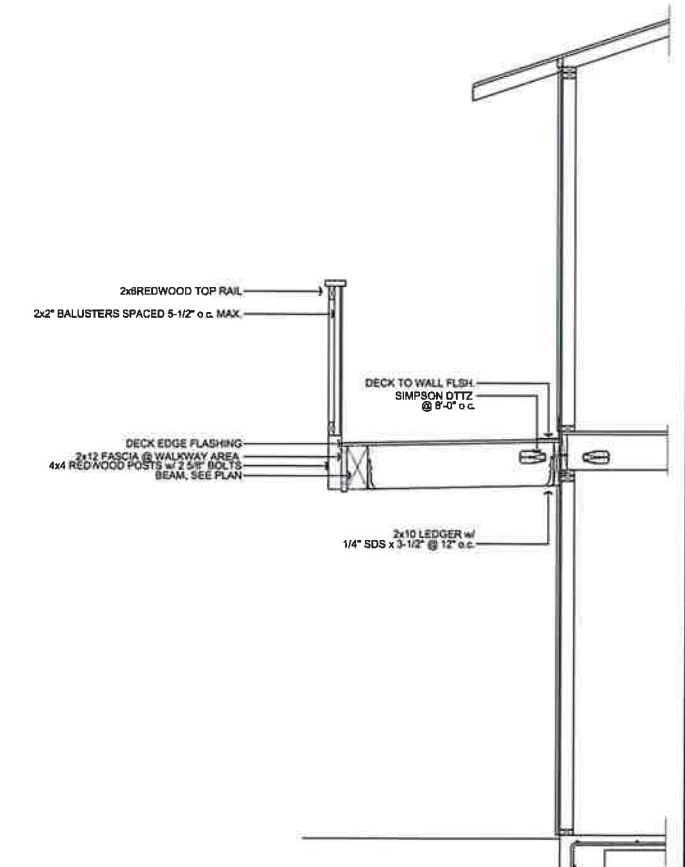
4 REAR WALKWAY SECTION
S-1.2 1/2" to 1'-0"



3 REAR WALKWAY SECTION
S-1.2 1/2" to 1'-0"



1 STAIR SECTION
S-1.2 1/2" to 1'-0"



2 SIDE WALKWAY SECTION
S-1.2 1/2" to 1'-0"

REVISION	BY

ROESNER BUILDING DESIGN
761229
michael@oesnerbuilding.com
www.oesnerbuilding.com
831.241.1381
Michael F. Roesner
Professional Engineer
No. 41002
Civil
State of California

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New Deck for:
Kilpatrick Residence
1875 Ocean View Ave
Sand City, Ca.

DATE 7/20/2020
SCALE As Noted
DRAWN

JOB SHEET
S-1.2
OF SHEETS 84

CITY OF SAND CITY

ORDINANCE NO. 06-02, 2006

AN ORDINANCE OF THE CITY OF SAND CITY AMENDING
TITLE 18 OF THE MUNICIPAL CODE TO RECLASSIFY
CERTAIN PROPERTY FROM HIGH DENSITY RESIDENTIAL (R-3) TO
MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-2/PUD)

WHEREAS, the Medium Density Residential Planned Unit Development (R-2/PUD) zoning district regulations attached to this ordinance and incorporated herein as Exhibit B, are intended to provide for and regulate the use and rehabilitation of a single family dwelling on the specific property identified at 1875 Oceanview Avenue, Assessor Parcel Number 011-131-017, and as illustrated on the attached Exhibit A incorporated herein by reference; and

WHEREAS, the resultant development envisioned by this PUD will be lower in intensity of use than that allowed by the existing R-3 zoning designation; and

WHEREAS, the proposed project is consistent with the City's General Plan update, and Policy D, Program 8 of the City's current Housing Element; and

WHEREAS, the proposed re-zoning of property will lower the allowable density of the property, thus reducing existing potential impacts, and therefore qualifies as a Categorical Exemption, under State CEQA (California Environmental Quality Act) Guidelines, Section 15305.

NOW, THEREFORE, the City Council of the City of Sand City does hereby ordain as follows:

SECTION 1.0 AMENDMENT: The zoning map for the City of Sand City is amended to change the zoning designation for the site shown on Exhibit A to "Medium Density Residential - Planned Unit Development" (R-2/PUD), and the site shall accordingly be regulated by the requirements contained in Exhibit B; attached hereto and incorporated herein by this reference.

SECTION 2.0 DISCLAIMER: Approval/implementation of this Ordinance does not secure, authorize nor grant any rights and/or privileges to the owner (present and future) of the subject property to any water credit allocation or increase of water credit allocation.


SECTION 3.0 EFFECTIVE DATE: This ordinance shall become effective 30 days following its second reading.

PASSED AND ADOPTED by the City Council of the City of Sand City this 1st day of August, 2006, by the following vote:

EXHIBIT G

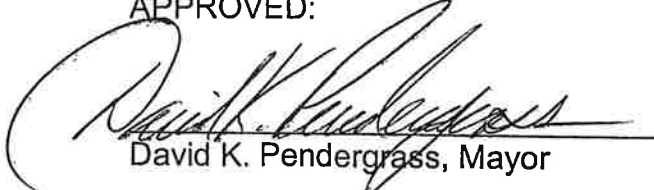
AYES: Council Members Blackwelder, Hubler, Morris, Pendergrass
NOES: None
ABSENT: None
ABSTAIN: Council Member Carbone

ATTEST:



Linda Scholink, City Clerk

APPROVED:



David K. Pendergrass, Mayor

I certify, under oath, that the above is a true and correct copy of official records on file at City Hall.

ATTEST:

City Clerk

Date

Sand City Ordinance No. 06-02(2006)

ORDINANCE EXHIBIT B

DESIGN STANDARDS, PROCESSING PROCEDURES, AND LAND USE R-2 / PUD (Medium Density Residential Planned Unit Development)

DESIGN STANDARDS:

Density & Unit Type

- a) A maximum of one (1) primary residential dwelling unit may be constructed within the project site and boundary of this PUD zoning district. The minimum lot area shall be no less than 3,750 square feet per dwelling. An accessory dwelling may also be allowed subject to the applicable California Government Code requirements as may be amended from time to time.

Building Height

- a) The maximum building height, as measured from finished floor, shall not exceed 35-feet. The location, roof style, and roof pitches shall be at the discretion of the Design Review Committee in the issuance of Design Permits.
- b) Structures within this PUD zoning district shall be a maximum of two stories. The addition of a cupola above this height limit shall be at the discretion of the City Council.

Off-street Parking & On-site Circulation

- a) A minimum of two (2) off-street parking spaces shall be provided for each dwelling unit, one within an enclosed garage, and one on the driveway.
- b) Driveway widths shall be no less than twelve (12) feet, and driveway depths shall be no less than twenty (20) feet. These dimensions may include any street encroachment granted at the discretion of the City Council.

Building Setbacks

- a) Building setbacks for this property shall be consistent with site plan approval by the Design Review Committee, and/or City Council. Building setbacks for the project shall be no less than as described in the chart below:

FRONT (east)	LEFT SIDE (south)	RIGHT SIDE (north)	REAR (west)
8-Feet	3-Feet	9-feet	10.5-feet

Architecture

- a) The architectural design of each dwelling unit shall be subject to discretionary review and approval by the City's Design Review Committee (DRC). Construction plans shall be consistent with the plans and elevations approved by the City's Design Review Committee, and/or City Council in the issuance of a Design Permit.
- b) There shall be no exterior modification of any structure within this Planned Unit Development without prior approval by the Design Review Committee and/or City

Council, and issuance of pertinent City permits. Minor design modifications may be granted at the discretion of the Community Development Director.

- c) Development within this PUD District shall have and maintain a "seaside" style architecture utilizing hipped and/or gable roofs; horizontal, shingle, or board and batten siding; porches and/or open decks; and trim and sills for windows and doors.

Grading & Drainage

- a) All grading, retaining walls, drainage, and street improvements associated with this development shall be reviewed and approved by the City Engineer prior to the issuance of an building permit for the structures.
- b) Retaining walls shall incorporate decorative materials such as split-face block or painted plaster; and shall avoid standard block or flat concrete surfaces. Landscaping shall be used to screen the retaining walls from public view. The level of screening shall be subject Design Review Committee and/or City Council approval.

Landscaping

- a) The property shall provide and maintain landscaping on-site. The location and design of the landscaping is at the discretion of the Design Review Committee and/or City Council in review and approval of a site plan. Landscaping shall incorporate drought tolerant trees, shrubs, and ground cover species appropriate to the site and soil conditions. The use of turf is discouraged. Final approval of specific tree/plant species is at the discretion of Planning Department staff. Trees shall be a minimum of fifteen (15) gallon in size. Drip irrigation and other appropriate water conservation irrigation methods shall be implemented.

PROCESSING PROCEDURES & LAND USE REQUIREMENTS

Design Permit and Site Plan Approval

Prior to the issuance of a Building Permit in this PUD, a Design Permit and Site Plan shall be approved by the City. The City's Design Review Committee (DRC) shall review and approve the architectural design, building materials & colors, site plan, and conceptual landscape layout, prior to issuance of a Design Permit or Site Plan Permit.

Improvement Plan

Prior to the issuance of a Building Permit within this PUD, improvement plans for any utilities, and/or street improvements shall be reviewed and approved by the City Engineer. Any construction work within the public right-of-way shall require an encroachment permit.

Land Uses: Permitted and Discretionary Permit Approval

Permitted Uses:

- a) Single family residential occupancy. A maximum of one primary dwelling unit per legal 3,750 square foot lot.
- b) Home occupation type uses. Approval by Planning Department staff is

contingent, but not limited to, the following criteria:

1. The resident/occupant of the dwelling unit shall be the only employee.
 2. There shall be no solicitation of public visitation to the residence.
- Home occupation permit approvals are further subject to the requirements of the City of Sand City.

**AGENDA ITEM
6A.1**

Attachment 1

CITY OF SAND CITY

RESOLUTION SC _____, 2020

**RESOLUTION OF THE CITY COUNCIL OF SAND CITY
APPROVING CONDITIONAL USE PERMIT 645 REGARDING THE
ADDITION OF A 2ND LEVEL DECK TO AN EXISTING RESIDENTIAL
DWELLING AT 1875 OCEAN VIEW AVENUE**

WHEREAS, Mr. Luke Kilpatrick (the "Applicant") submitted an application to the City of Sand City (the "City"), as property owner and resident, for a home improvement project to construct an elevated 2nd level deck at the rear of his existing single family dwelling that will measure 13'-7" by 25'-9" and then extend as a 4'-8" wide walkway (with exception to a 3'-0" width at the chimney) along the remainder of the rear elevation to the west corner and wrap around said corner to continue to the stairway to be rebuilt on the southwest elevation facing Fell Street, encompassing a total of 481 square feet (hereinafter the "Project"), located at 1875 Ocean View Avenue (APN 011-131-017) (the "Subject Property"); and

WHEREAS, The Project's proposed architectural treatments of board-n-batten siding for the deck railing, glass windscreen panels atop railing, and 2"x2" pickets with a 42-inch high railing for the deck walkway are all consistent and compatible with both the structure's current architectural facade elements and with the "Seaside" architectural style encouraged for the East Dunes; and

WHEREAS, the Project will not alter the existing building's footprint, height, facade treatments, floor plan, parking layout, or roof; nor does it change the residential use or density of the Subject Property; and

WHEREAS, the Project will be contingent upon the City Council's adoption of an amendment to the Subject Property's Medium Density Residential Planned Unit Development (R2-PUD) zoning ordinance to address and accommodate the Project's proposed deck setbacks; and

WHEREAS, according to the Monterey Peninsula Water Management District (the "MPWMD") the Applicant's inclusion of a hot tub on the proposed deck as part of the Project is exempt from water requirements, and therefore the Project does not require a water allocation; and

WHEREAS, merger of the Subject Property's two lots (Lots 1 & 3 of Block 7) within Assessor Parcel 011-131-017 is necessary to properly reflect the existing residential dwelling and the proposed Project and bring the Subject Property into greater consistency with contemporary site design standards; and

WHEREAS, in accordance with Municipal Code Section 18.72.030, the Site Plan and Architectural/Design review approvals are combined into this single Conditional Use Permit for the Project; and

WHEREAS, the Subject Property is not located within a coastal zone overlay, and is therefore not subject to the requirements of the Sand City Local Coastal Program (LCP); and

WHEREAS, the Project will be in harmony with the character of the surrounding neighborhood, will not create traffic congestion, does provide for and maintain adequate on-site and off-street parking for the Subject Property, allows for the proper care and maintenance of landscaping, and fits harmoniously into the immediate neighborhood considering the upper level decks existing on abutting properties; and

WHEREAS, the Project qualifies for a categorical exemption under State CEQA (California Environmental Quality Act) Guidelines, Section 15303(e) and no further environmental review is required; and

WHEREAS, the City Council of the City of Sand City, on _____, 2020, has found and determined that the deck addition, as conditioned, will not adversely affect the character of the surrounding neighborhood, nor be injurious or detrimental to adjoining properties or the rights of the owners therein, and that conditional use permit 645 (hereinafter "CUP 645") shall be granted upon the conditions hereinafter set forth; and

WHEREAS, the City Council of Sand City has accepted the findings for approving a Conditional Use Permit for the Project, as outlined in the City Staff Report, dated November 23, 2020.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Sand City hereby grants and issues Conditional Use Permit 645, upon the following terms and conditions:

A. Permit Effectiveness/Time Limits:

1. CUP 645 is not valid, and the Project's construction on the Subject Property shall not commence, until two (2) copies of this Resolution/Permit, signed by the Applicant and Property Owner, acknowledging receipt of the Resolution/Permit and acceptance of the terms and conditions, are returned to the City's Planning Department. The City shall not issue a building permit for the Project unless and until CUP 645 has been signed by all aforementioned parties in acceptance of the terms and conditions of CUP 645. Failure of the Applicant to return the two (2) original signatory copies of the Resolution/Permit, with the Applicant's and Property Owner's signatures of acceptance, shall be sufficient cause for the City Council to revoke CUP 645.
2. Purpose: CUP 645 is for the express purpose of authorizing the construction of an elevated 2nd level deck at the rear of his existing single family dwelling that will measure 13'-7" by 25'-9" with a 5'-0" side setback to the northeast and a 4'-8.5" rear setback to the northwest and then extend as a 4'-8" wide walkway (with exception to a 3'-0" width at the chimney) along the remainder of the northeast rear elevation to the building's west corner and wrap around and continue to the existing stairway

on the southwest elevation facing Fell Street encompassing a total of 481 square feet. As part of the Project, the existing side stairway may be rebuilt to incorporate and match the approved design and materials used for the Project. The Project authorized by CUP 645 shall be in accordance with the terms and conditions specified by CUP 645. There shall be no occupancy/use of the proposed deck area until a certificate of occupancy/completion is issued by the City for the Project.

3. Zoning Amendment: CUP 645 shall not go into effect, nor a building permit issued by the City for the Project unless and until an amendment of the Subject Property's PUD zoning ordinance is adopted by the City Council and goes into effect to address setback compliance for the Project. If an amendment to the Subject Property's PUD zoning is not approved by the City to accommodate the Project's setbacks, then CUP 645 shall be subject to termination by the City.

B. Site Plan:

1. Setbacks: This Project's proposed deck at the north corner of the Subject Property shall measure 13'-7" by 25'-9" with a 5'-0" side setback to the northeast and a 4'-8.5" rear setback to the northwest and then extend as a 4'-8" wide walkway (with exception to a 3'-0" width at the chimney) along the remainder of the northwest rear elevation and wrap around the building's west corner and continue to the existing stairway on the southwest elevation facing Fell Street encompassing a total of 481 square feet. Any modification to the setbacks for this Project shall be subject to Planning Department approval, but must still conform to the Subject Property's PUD zoning specifications in place at time of building permit issuance.
2. Existing Residential Structure: The Project shall not change the existing residential structure's footprint, height, facade treatments, floor plan, parking layout, or roof design.
3. On-Site Parking: The Project shall maintain the existing two (2) off-street parking spaces, one (1) within an enclosed garage and one (1) on the 27-foot deep driveway fronting Ocean View Avenue in satisfying the minimum off-street parking requirement of the property's R2-PUD zoning.
4. Retaining Walls: Where the finished grade of the Subject Property is in excess of six inches (6") higher or lower than an abutting property or adjacent lot(s) that are not already addressed by an existing retaining wall, then a new retaining wall or other suitable solution acceptable to the City Engineer shall be required. Retaining walls shall be structurally engineered if over four feet (4') in height from bottom of footing to top of wall, and shall require a building permit. Any retaining walls necessary for the Project shall be shown on the construction drawings for the Project.

C. Landscaping:

1. Landscaping: If the Project is to incorporate new or replace existing landscaping on the Subject Property, then a landscape plan shall be submitted to the City's Planning Department for review and approval prior to landscape installation. This

landscape plan shall provide complete information regarding ground covers, plants, shrubs, and trees in regards to species, sizes, placement, and numbers. The landscape design must include an irrigation plan with details. If new landscaping is to include trees, then a tree planting and staking detail/section must also be included on the landscape plan illustrating a minimum of double staking with 2-inch diameter wood poles per tree. All landscaping and irrigation shall be installed and operational in conformance with the City approved landscape plan.

D. Architecture:

1. Materials/Design: The main deck area of the Project shall utilize board-n-batten siding for the deck railing with glass windscreen panels atop the railing. The deck walkway and exterior stairway shall use 2"x2" pickets with an approximate 42-inch high railing. Any variation of the approved materials and/or design shall be subject to City Planning Department review and discretionary approval prior to implementation.
2. Colors: Final colors for the deck, deck walkway, and stairway of the Project shall be consistent with those colors of the main residential structure with contrasting colors between wall surface and trim treatments. The support structure below the deck may be natural material color and need not be painted to match colors of the existing house.
3. Lighting Plan: Prior to issuance of a building permit for the Project, the Applicant shall submit a detailed lighting plan to the Planning Department for review and approval regarding any new light fixtures to be installed as part of the Project. The lighting plan shall identify all exterior light fixtures, their watt capacity, filament housing, and illumination dispersal (photometric). All new exterior lighting shall be shielded and designed to direct light down and not horizontally out to prevent excessive glare and light from intruding onto adjacent properties and street rights-of-way.
4. Utility Meters / Equipment: Any utility equipment and meters, fire suppression equipment, and the like that may be installed to facilitate the Project are either to be contained within the building or otherwise screened or incorporated into the Project's architecture using those physical architectural elements consistent or compatible with the approved building facade treatments to the satisfaction of the City Planner that effectively obstructs the view of these items from public rights-of-way.
5. Quality Control: The City shall retain the right to evaluate materials used in this Project for perseverance and resistance to Sand City's coastal climate conditions; and if those materials are deemed inadequate through signs of rust, rot, or other deteriorating condition, the City may then require higher quality materials during construction as an enforcement of the Project's architectural approval.

E. Land Use Terms and Conditions:

1. Land Use: The Project is intended as an accessory use and structure to the existing residential dwelling and shall not alter or impede the residential use and density of the Subject Property, where the Subject Property shall maintain a maximum of one (1) primary residential dwelling unit on the 3,750 square foot lot area of the Subject Property except as otherwise allowed under State law.

F. Stormwater Management and Control:

1. Best Management Practices (BMPs): During all phases of construction and/or land disturbance activities related to the Project, the Project's construction contractors and sub-contractors shall implement site-specific temporary Best Management Practices (BMPs) to protect water quality and prevent storm water pollution, as required by City's municipal Storm Water Permit, Municipal Code Title 13.05 Storm Water Management, and the California Construction General Permit, as applicable. BMPs shall include, but are not limited to, erosion and sediment control, prevention of non-storm water discharges, good housekeeping and waste management practices. The Applicant shall submit an Erosion and Sediment Control Plan (ESCP) or Storm Water Pollution Prevention Plan (SWPPP), as applicable, for review and approval by the City' Engineer and Planning and Building Departments prior to the issuance of any grading and/or building permit(s) or the commencement of any construction activities on the Subject Property. The ESCP or SWPPP shall indicate the appropriate site-specific BMPs to be implemented during all phases of construction. The Applicant shall complete a Storm Water Compliance Tracking form for the Project.

G. Plans and Agency Compliance:

1. Plans Examination: Construction plans/documents for the Project shall be reviewed and approved by applicable City departments prior to City issuance of a building permit for the Project and prior to commencement of any grading and construction for the Project. Any and all requirements specified by Sand City during the plan review phase prior to issuance of a building permit, or during construction inspections, shall be implemented to the satisfaction of the inspectors/representatives of each City Department.
2. Agency/Department Compliance: All requirements of the City's contracted Building and Fire Departments, as well as the Seaside County Sanitation District, and Monterey County Health Department, shall be implemented to the satisfaction of the inspectors of each department/agency. All necessary permits from the Monterey One Water and/or the Seaside County Sanitation District shall be acquired by the Applicant prior to City issuance of building permits for the Project. All requirements of each aforementioned Department/Agency shall be met to their satisfaction prior to City issuance of a certificate of occupancy for the Project.
3. Soil / Geotechnical Report: The Applicant shall submit a final soil engineering and/or geotechnical evaluation report (the "Soil Report") prepared by a California certified geologist or geotechnical engineer with all Project plan submissions. The Soil Report shall ensure the Project is designed in accordance with the most current and

applicable standards of the City's Building Code. The Soil Report shall include 1) standard penetration tests and bore holes to evaluate potential of seismic hazards, and 2) geotechnical evaluation for all necessary aspects of the Project.

4. Grading and Drainage Plan: The final construction plans for the Project shall include a final grading and drainage plan subject to City review and approval prior to issuance of a building permit for the Project. Grading and drainage designs for the Project shall meet City specifications.
5. Sewer and Water: The Project is subject to the regulations and requirements of the Monterey Peninsula Water Management District (MPWMD), California American Water (Cal-Am), the Monterey One Water, and the Seaside County Sanitation District (SCSD). All sewer and water utilities required for the Project shall be designed and constructed in accordance with the standards and specifications of the SCSD and Cal-Am to the satisfaction of the City.
6. Fire Sprinklers: Installation of fire sprinklers for the Project shall be at the discretion of, and in accordance with, the requirements of the City's Fire Department and the City's Municipal Code. If a fire suppression system is required for the Project, then a fire sprinkler/suppression plan shall be submitted to the City's plans examiner and/or Fire Department for review and approval and installed prior to City issuance of a certificate of occupancy/completion for the Project. Any standpipe for a fire suppression system shall be integrated into the building's architectural elements where it will not be visible from the building's exterior. Construction plans need to indicate how and where all fire suppression equipment (if required for the Project) will be installed and how it will be integrated into the building. Exterior equipment related to said suppression system shall abide by the screening requirements of CUP 645 to the satisfaction of the Planning Department prior to issuance of a certificate of occupancy/completion for the Project.

H. Construction:

1. Street Access: Construction activities shall not impede vehicular traffic on public streets. Any temporary closures of streets and/or sidewalks to accommodate construction shall be coordinated with, and subject to, the direction of the City's Chief of Police and/or Public Works Department prior to implementing any temporary street closures. Adjacent properties impacted by said closures shall be given notice no less than one (1) week prior of such closure.
2. Material/Equipment: Materials and/or equipment necessary to construct the Project shall not be stored and/or parked within any public right-of-way within the City unless otherwise authorized by the City's Planning Department and/or Chief of Police. Security/construction fencing shall be implemented if deemed necessary by the Building Inspector and/or other City Department inspector. In no instance shall material and equipment that may cause pollution to storm water be permitted to enter or discharge to the City storm drain system. Security/construction fencing shall be implemented if deemed necessary by the Building Inspector and/or other City Department inspector. Best Management Practice (BMPs) for proper control

of materials and equipment and to prevent storm water pollution, are required in accordance with the City's NPDES (National Pollutant Discharge Elimination System) storm water permit and City Code Section 13.05 regarding Storm water Management to the satisfaction of the City Engineer.

3. Construction Hours: Construction activities performed by all contractors and sub-contractors on the Subject Property shall only occur between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 10:00 a.m. to 6:00 p.m. on Saturdays. There shall be no construction activity for this Project on Sundays unless otherwise authorized in writing by the City Manager. These periods of construction activity may be further limited if determined necessary by the City to address public nuisance issues that may arise.
4. Construction/Demolition Debris: Debris/material from construction/demolition activities shall be stored and contained away from general public access, and hauled away and disposed of in a timely and legal manner. The Project's general contractor shall implement material recovery and recycling when feasible. Construction/Demolition debris (the "C&D Materials") shall either be hauled/removed from the site by the general contractor to the Monterey Regional Waste Management District facility or by the City's franchised waste hauler. No other outside hauler is permitted in accordance with City Municipal Code sections 13.04.060 and 13.04.090. It shall be the Property Owner's and/or the Project's general contractor's responsibility to coordinate with the City's franchised waste hauler and/or maintain weight tickets for self-hauled C&D Materials. Weight tickets shall be provided to the City's Planning Department on an ongoing basis during construction and as requested by the City. In no instance shall debris from construction activities be permitted to enter or discharge to the City's storm drain system. Best Management Practices (BMPs) for proper control of debris and to prevent storm water pollution are required to the satisfaction of the City Engineer.
5. Disturbance Coordinator: The Applicant and/or the general contractor for this Project shall designate a "disturbance coordinator" responsible for responding to complaints regarding construction activities. The City shall be provided the name and contact information of the assigned disturbance coordinator. This disturbance coordinator shall determine the cause of complaints and require and implement reasonable measures that correct those complaint issues to the satisfaction of the City.
6. Construction Signs: Construction signs may be placed on the Subject Property only during Project construction, and shall be removed upon Project completion. Such signs may be placed on perimeter construction fencing or on posts, but shall not be elevated whereby the top of sign exceeds eight (8) feet in height.
7. Contractor(s) Business License: All Project contractors and sub-contractors shall obtain a City business license for the duration of Project construction. Failure of said parties to obtain a business license may impede City issuance of a certificate of occupancy/completion for the Project.

I. General Requirements:

1. Lot & Parcel Merger: Lots 1 and 3, of Block 7, within Assessor Parcel Number 011-131-017 shall be merged into a single 3,750 square foot lot and parcel, measuring 50-feet wide and 75-feet deep. This merger shall be recorded with the Monterey County Recorder's Office, and documentation confirming this recording shall be provided to the City's Planning Department prior to City issuance of a certificate of occupancy/completion for the Project. The lot/parcel merger documents, prior to final recording with the Monterey County Recorder's Office, shall be subject to the City's Planning and Engineering Departments review and approval. The Applicant shall be responsible for paying all expenses and fees associated with the preparation, City review, and recording of the merger documents. The methodology (i.e., lot line adjustment, lot merger, etc.) by which these lots/parcels are merged and then recorded, shall be subject to the City Engineer's review and approval.
2. Water Runoff: Construction activity and final use of the Project shall not create or allow water run-off in excess of existing conditions in accordance with Chapter 13.05 of the Sand City Municipal Code regarding Storm Water Management. The method of on-site drainage control, for both construction work and the final Project, shall be in accordance with City Code Chapter 13.05.
3. Water Allocation: Approval of CUP 645 does not grant the Applicant and/or Property Owner any right and/or privilege to any allocation of water by the City of Sand City or other agency/entity. Any allocation of water to the Project from the City's Water Entitlement (desalination facility) shall be at the discretion of the Sand City City Council.
4. Violation: If the City determines any term or condition of CUP 645 has been violated, written notice shall be issued to the Property Owner, that if such violation is not corrected and/or removed within a specified time, a 'cease and desist' or 'stop order' may be issued, followed by a potential public hearing, where the City Council may consider amending or revoking CUP 645 and may then order said Permit amended or revoked. If CUP 645 is revoked prior to completion of construction, then all Project construction installed shall be removed from the Subject Property.
5. Interpretation: Any questions of intent or interpretation regarding any condition of CUP 645 shall be resolved by the Sand City Planning Department.
6. Indemnity: To the extent permitted by law, the Applicant and Property Owner shall indemnify and hold harmless the City, its City Council, its officers, employees, consultants, and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties, the Applicant, and/or Property Owner to attack, set aside, or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.

7. The issuance of CUP 645 shall not supersede or override any applicable requirements of any other City, County, State, or Federal agency.

PASSED AND ADOPTED, Conditional Use Permit 645, inclusive of all conditions/requirements for the Project's site plan and architecture, is hereby approved by the City Council of Sand City, this ___ day of December, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

Connie Horca, Acting City Clerk

Mary Ann Carbone, Mayor

This is to certify that the Conditional Use Permit (CUP) 645 contains the conditions specified by the City Council in approving said Permit.

Charles Pooler, City Planner

APPLICANT ACCEPTANCE (CUP 645)

The Conditional Use Permit is hereby accepted upon the express terms and conditions hereof, and the undersigned agrees to strictly conform to and comply with each and all of the said terms and conditions therein.

DATED: _____

BY: _____
Applicant

CONSENT OF OWNER (CUP 646)

Consent is hereby granted to the permittee to carry out the terms and conditions of the Conditional Use Permit.

DATED: _____

BY: _____
Property Owner

**AGENDA ITEM
6A.2**

Attachment 2

CITY OF SAND CITY

ORDINANCE NO. _____, 2020

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAND CITY
AMENDING ORDINANCE 06-02, WHICH RECLASSIFIED PROPERTY AT
1875 OCEAN VIEW AVENUE FROM HIGH DENSITY RESIDENTIAL (R3) TO
MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (R2-PUD), FOR
MODIFICATION OF BUILDING SETBACKS**

WHEREAS, the Medium Density Residential Planned Unit Development Zoning (hereinafter "R2-PUD") for 1875 Ocean View Avenue (APN 011-131-017) (hereinafter the "Subject Property") was adopted in 2006 by Ordinance 06-02, in addition to approval of Site Plan Permit 06-05 (hereinafter "SP 06-05") and Design Permit 06-05 (hereinafter "DP 06-05"), allowing and authorizing specific building modifications and improvements to an existing 2-story residential dwelling on the Subject Property; and

WHEREAS, Exhibit B of Ordinance 06-02 established the design standards, processing procedures, and land use for the Subject Property, which included building setbacks of 8-feet for the front facing Ocean View Avenue, 3-feet for the side facing Fell Street, 9-feet for the northeast side abutting private property, and 10.5-feet for the northwest rear abutting private property; and

WHEREAS, certain building modifications allowed by the Subject Property's R2-PUD zoning and authorized by SP 06-05 and DP 06-05 were completed, which included resurfacing the facades with board-n-baton siding and plastering the chimney; however, other authorized improvements, such as a small rear deck and front building entry addition, were never constructed; and

WHEREAS, the current property owner, Mr. Luke Kilpatrick (hereinafter the "Applicant") has submitted an application to the City of Sand City (hereinafter "City") for a home improvement project to construct an elevated 2nd level deck at the rear of his existing single family dwelling that will measure 13'-7" by 25'-9" with a 5'-0" side setback to the northeast and a 4'-8.5" rear setback to the northwest and then extend as a 4'-8" wide walkway (with exception to a 3'-0" width at the chimney) along the remainder of the rear elevation to the west corner and wrap around and continue to the existing stairway on the southwest elevation facing Fell Street encompassing a total of 481 square feet (hereinafter the "Project"); and

WHEREAS, since the intended open deck will become an integral part of the primary residential structure, an amendment to modify the Subject Property's R2-PUD setback standards is necessary in order for the Applicant's proposed Project to proceed; and

WHEREAS, the reduction of the R2-PUD's northeast side setback requirement from 9'-0" to 5'-0" for an open deck attached to the primary building is consistent with both contemporary single family residential development side setbacks and applicable building

and fire codes, where adequate space and access will be maintained between the Subject Property's building with the Project and the building on the abutting neighboring northeast side property; and

WHEREAS, reduction of the R2-PUD's northwest rear setback from 10'-06" to 4'-8" is not consistent with contemporary single family residential development setback standards; however, the amendment to reduce this rear setback is intended only to facilitate an elevated second level open deck and walkway where the primary structure's footprint and PUD specified setbacks will remain unchanged; and

WHEREAS, allowing the reduced setback of 4'-8" for the rear deck and deck walkway is necessary to provide a minimum 3'-0" width for the deck's walkway around the existing chimney on the rear northwest elevation; and

WHEREAS, the setback modifications to allow an open deck attached to the primary structure, as proposed by the Applicant, will not impact nor impede access and/or use of abutting properties; and

WHEREAS, the Project, for which the R2-PUD zoning setback modifications are necessary, will improve emergency egress by providing a secondary route from the upper level of the structure, thus improve public safety for the resident/occupant of the primary structure on the Subject Property; and

WHEREAS, modification of the R2-PUD setback specifications to allow an attached open deck, as proposed by the Applicant, will not change the Subject Property's R2-PUD's requirements and specifications regarding land use, residential density or type, building height, parking, or architectural style; and

WHEREAS, modification of the R2-PUD setback specifications, to add reduced setback requirements applicable only for open deck areas, will maintain the existing building setback specifications applicable to the primary enclosed residential structure that were adopted in 2006; and

WHEREAS, the action to modify setback requirements of the R2-PUD to accommodate the addition of an open deck on the Subject Property, as proposed by the Applicant, does not require a water allocation in accordance with the current regulations of the Monterey Peninsula Water Management District (the "MPWMD"); and

WHEREAS, the Subject Property is not located within a coastal zone overlay, and is therefore not subject to the requirements of the Sand City Local Coastal Program (LCP); and

WHEREAS, the amendment to modify setbacks for the R2-PUD zoning of the Subject Property, as authorized by this Ordinance, will be in harmony with the character of the surrounding neighborhood, will not create traffic congestion, does provide/maintain adequate on-site and off-street parking for the Subject Property, allows for the proper care and maintenance of landscaping, and fits harmoniously into the immediate neighborhood

considering the upper level decks existing on abutting properties; and

WHEREAS, the amendment to modify setbacks for the R2-PUD zoning of the Subject Property, as authorized by this Ordinance, will not increase unit density, will not impact/impede existing public views, will not create a demand for increased utilities/services, nor will it impact potentially sensitive species and/or habitat; and therefore, qualifies for a categorical exemption under CEQA (California Environmental Quality Act) guidelines, section 15305 and no further environmental review is required.

NOW, THEREFORE, the City Council of the City of Sand City does ordain as follows:

SECTION 1: **Amendment:** Ordinance 06-02, as adopted on August 1, 2006, is hereby amended to modify the building setback standards for the Subject Property. Subsection (a) of Exhibit B to Ordinance 06-02, entitled "Design Standards, Building Setbacks" shall be replaced in its entirety to read as follows:

"a) Building setbacks for this property shall be consistent with site plan approval by the Design Review Committee and/or City Council. Setbacks for the enclosed living area of the primary structure shall be no less than as described in the chart below:

FRONT (southeast)	LEFT SIDE (southwest)	RIGHT SIDE (northeast)	REAR (northwest)
8-Feet	3-Feet	9-feet	10.5-feet

b) Setbacks for open decks attached to the primary structure shall be no less than as described in the chart below.

FRONT (southeast)	LEFT SIDE (southwest)	RIGHT SIDE (northeast)	REAR (northwest)
8-Feet	3-Feet	5-feet	4.75-feet

SECTION 2: **Limited Amendment:** All other sections of Ordinance 06-02 shall remain in full force and effect.

SECTION 3: **Disclaimer:** Approval and implementation of this Ordinance to amend the R2-PUD zoning setback specifications regarding open decks for the Subject Property does not secure, guarantee, or grant any rights and/or privileges to the owner of the Subject Property (present and future) to any water allocation by the City and/or other entity.

SECTION 4: **Severability.**
If any section, part or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then it is expressly provided and it is the intention of the City Council in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance and Ordinance 06-02 shall not be affected

thereby and shall remain in full force and effect.

SECTION 5: Publication and Effective Date

This Ordinance shall become effective thirty (30) days following the second reading and adoption of this Ordinance. This ordinance shall not be codified and published in the Sand City Municipal Code.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SAND CITY, this ___ day of ___
___, 2020 by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

ATTEST:

Connie Horca, Acting City Clerk

Mary Ann Carbone, Mayor

**AGENDA ITEM
6B.**

**Consideration of City RESOLUTION to
Approve Conditional Use Permit 646
(inclusive of Site Plan and Design Review)
for the Development of a Live-Work
Project at 445 Orange Avenue**

CITY OF SAND CITY

STAFF REPORT

OCTOBER 20, 2020
(For City Council Consideration on December 1, 2020)

TO: Mayor and City Council Members

FROM: Charles Pooler, City Planner

SUBJECT: New Live-Work Development by Bill Taormina at 445 Orange Avenue

BACKGROUND

An application was submitted by Anatoly Ostretsov of AO Architectural Design (the “Applicant”) representing Taormina Family Property LLC (the “Property Owner”) for site plan and architectural review in the development of an approximate 2,722 square foot 3-story single unit live-work development on a 1,950 square foot parcel (the “Project”) at 445 Orange Avenue (APN 011-238-021) in Sand City (the “Subject Property”). The Subject Property has a non-coastal Planned Mixed-Use (MU-P) zoning designation with a General Plan land use designation of MU-D. The Project’s architecture and site design is subject to review by the City’s Design Review Committee (the “DRC”) in making recommendations to the City Council who will then act to issue a conditional use permit as a combined design and site plan review and approval as allowed under Sand City Municipal Code (SCMC) section 18.72.030(B). Construction is subject to plan check review and building permit issuance. The Project at the Subject Property qualifies as a categorical exemption, under State CEQA (California Environmental Quality Act) Guidelines, sections 15303 for new construction and 15332 for in-fill development.

Site Description:

The Subject Property is 26-feet wide and 75 feet deep for a total area of 1,950 square feet, which once facilitated a residential mobile home trailer that was removed in 2016. The site has since been enclosed by a perimeter wood fence and left vacant. The Property Owner also owns commercially developed property abutting to the rear (north). The Subject Property has a 26-foot wide frontage along Orange Avenue, consisting of a 20+ foot wide driveway apron and 4-foot curb with a power pole in the sidewalk. Street pavement is existing, and in fair condition. Utilities (gas, elect., water, sewer, etc.) are available to serve the Subject Property.

DISCUSSION

Project Description:

The Applicant proposes to develop an approximate 2,722 square foot 3-story single unit live-work building consisting of two bedrooms, a kitchen, a dining area, a living area, a laundry closet, a loft, and open decks on the second and third levels, with the ground level designated for resident parking and potential commercial work area. There will be three

(3) full baths, one on each level of the building. The garage provides roll-up doors at both the front and rear. A spiral stairway inside the building connects all three levels, while the residential space will have access via an open front stairway leading from the driveway up to the 2nd level balcony/deck and entry door. The building height is proposed at thirty-three feet (33') as measured from final pavement at the front garage door.

Land Uses & Zoning: The Subject Project has a non-coastal zoning designation of Planned Mixed-Use (MU-P) with a General Plan land use designation of MU-D (Mixed-Use Development). Section 18.13.040.O of the Zoning Code specifies residential “*development at a density no greater than 1 unit / 1,875 square feet of lot area*” is allowed, pending City Council’s discretionary issuance of a conditional use permit. The Subject Property is 1,950 square feet (26' x 75'), which allows a maximum of one (1) dwelling unit. The Project is a single residential unit laid out as a live-work structure; whereby the ground level garage can function as a commercial work area. This is consistent with the land use density limits of the MU-P zoning for the Subject Property.

The Project provides a spiral staircase physically connecting the garage/work area directly into the dwelling’s living area. This reduces the potential of this structure from being subdivided into separate units; however, that potential remains. In order to inform potential future property owners, and prevent future subdividing of the building unit into multiple units for which the property cannot provide ample zoning code compliant parking, a deed restriction should be recorded stating that the entire building shall remain a single unit that cannot be subdivided or subleased as multiple units therein.

Site Plan: Site coverage is maximized by the building footprint and parking pavement. Minimal landscaping is provided along the driveway sides. The building’s ground level will have a twenty foot (20') front (south) setback, zero foot (0') side (east & west) setbacks, and six foot (6') rear (north) setback. The second level terrace on the front (south) elevation extends and overhangs the front (south) setback by no more than two feet (2'). The second level rear (north) setback, from balcony edge to property line, is proposed to be no less than two feet (2'), and the third level rear (north) setback, from edge of rooftop deck to property line, is proposed to be no less than three feet (3'). The Project results in an approximate 70% building footprint (includes front stairway) coverage of the site. In the MU-P zoning district, all setbacks are subject to discretionary review and approval on a case-by-case and project-by-project basis (SCMC section 18.13.050(B)(C)).

Parking: The Project provides sufficient space for three (3) code compliant parking spaces inside the garage and another two (2) code compliant parking spaces in the driveway for a total of five (5) parking spaces. However, if a portion of the garage area is converted to commercial use for the resident above, then those parking spaces could be lost. For the purposes of analyzing parking requirements for this live/work Project, the Zoning Code’s definition of “single-family” (Section 18.04.220.A) is best applicable to the Project, and is used for analysis and determining parking requirements for the Project.

- a) *Number of Parking Spaces* - Section 18.64.050.F of the zoning code requires two (2) parking spaces per “single-family” dwelling unit, of which one of those spaces is to be covered. The Project provides covered parking space inside the garage and the front 20-foot driveway setback can provide 2 side-by-side uncovered parking spaces. As a condition of approval, the permit should require that a minimum of two (2) on-site parking spaces be provided, one inside the garage and one on the driveway. This is so the project satisfies minimum parking requirements of the municipal code for the residential use.
- b) *Deed Restriction for Garage Parking* - This is a “live-work” development of only one (1) dwelling unit; where the residential occupant will also be the occupant of the potential commercial “work area” on the ground level. A deed restriction or equivalent legal mechanism, subject to City Attorney review and approval, should be required by the permit and recorded on the Subject Property with the Monterey County Recorder’s Office, identifying the entire building as one (1) unit and prohibiting the physical separation of and/or leasing/sub-leasing of the ground level floor area separate and independent from this building’s residential dwelling and to also mandate that storage or other commercial activities within the garage shall not impede the parking of at least one (1) standard sized motor vehicle (i.e. automobile, pick-up truck, or the like) within that space. In this way, future property owners are informed and aware of the specific parking requirements for the Subject Property.

Loading/Unloading Areas: Loading/unloading activities might occur at the Subject Property for potential future commercial uses on the ground floor of the Project. Such activities can be accommodated on-site in the open driveway parking area for pick-up trucks; however, box trucks or larger would be limited to using the Orange Avenue right-of-way. Future commercial activity of this live-work property will be subject to future land use entitlement (i.e. conditional use permit) review and approval whereby shipments/deliveries and loading/unloading activities will be evaluated and mitigated at that time.

Trash Enclosure: There is not sufficient area on the Subject Property to provide a trash enclosure outside the building without impacting exterior parking. The Project does provide a small enclosed utility closet area beneath the front open stairway, but if this area is utilized for meters and utility connections, then there may be insufficient space for trash carts/bins. Trash bins and dumpsters can be maintained within the building’s garage on the ground level. This should be a condition of permit approval. Any future zoning permits for commercial activities on the Subject Property should also prohibit outside unscreened refuse bin/dumpster storage unless a City approved trash enclosure can be provided.

Landscaping: The site design provides small landscape planting areas along both sides of the driveway; the one on the east side is approximately 18-inches wide and the west side being approximately 2.33-feet wide, together encompassing approximately 99 square feet or 5% of the total site. These narrow planting areas are insufficient for most trees, but fast-growing evergreen shrubbery is recommended. Landscaping should consist of drought tolerant species suitable for coastal climate and sandy soil.

If any trees are installed on the Subject Property, they should consist of *Arbutus unedo* (strawberry tree), *Metrosideros excelsus* (New Zealand Christmas tree), or other species deemed appropriate by the Planning Department. Any tree should have double staking with 2" diameter wood poles. Wind screening for trees on the front (south) side of the property is unnecessary as the building would act as a wind barrier from strong coastal breezes. Landscaping should be subject to Planning Department review and approval of a landscape plan as part of the construction documents prior to issuance of a building permit for the Project.

Architectural Design: The overall building design is modern contemporary in both form and materials. This is consistent with the "industrial chic" architectural style promoted for the West End district.

- a) *Materials:* The front (south) and side (east & west) elevations for the 2nd and 3rd levels of the building consist of 1"x6" tongue and groove (T&G) horizontal siding stained with a cedar finish except for small areas of cement plaster (stucco) between windows and doors and wood fascia topping each level. The ground level of the front (south) and side (east & west) elevations and the entire rear elevation of all three levels consist of cement plaster (stucco); but staff recommends the permit allow additional use of the same T&G material as the 2nd and 3rd levels in place of plaster or exposed cement block at the Applicant's discretion. Those wall areas of the side elevations (east & west) abutting, and visually screened by, neighboring buildings will consist of an exposed concrete masonry block without additional material application. A permit for the project should require that the materials on the front elevation wrap around both sides of the buildings for those wall surfaces that are not screened by abutting neighboring buildings on the adjacent east and west properties. Exterior decks, balconies, and stairways are proposed with stainless steel cable railing systems. The lower unit garage consists of a single 16-foot wide roll-up door with glass panels at the front (south) elevation and a single 10-foot wide roll-up door with glass panels at the rear (north) elevation.
- b) *Building Height:* The main building will be three (3) stories at an approximate height of thirty-three feet (33') from finished grade at the front garage door. This height is within the allowable height limit for the MU-P zoning. Though the lot width is narrow (only 26-feet wide), the overall Project design and vertical window treatments, visually balance the width to height massing, which staff finds acceptable in this circumstance.
- c) *Doors & Windows:* The windows and doors will be vertically elongated from floor plate to floor header on the second and third levels. All windows and doors are horizontally and vertically aligned along the same relative axis, which staff supports. Windows and doors on the front (south) and rear (north) elevations will consist of metal clad wood material.
- d) *Roof:* The roof will consist of a built up flat roof with an approximate quarter inch (1/4") per foot slope for drainage or as otherwise required to satisfy building code requirements.

- e) *Colors*: The primary color for the exterior horizontal wall siding will be a stained cedar color. The cement plaster (stucco) walls will have an 'eggshell white' color or similar. The metal clad door and windows, along with the fascias and trims, gutters, and down spouts will have a dark brown color. The cable railing will be a stainless steel color.
- f) *Bollards*: No bollards were identified on the submitted plans. If, in the course of plan check review for a building permit, bollards become required for building code and utility provider compliance, then bollards should be required to be of a decorative design and not utilize exposed plain steel poles.
- g) *Exterior Lighting*: The submitted plans did not provide information as to the specific exterior light fixtures that will be used. All exterior fixtures need to direct light only onto the building and property and avoid projecting light into the street or onto neighboring properties. Fixtures should not create excessive ambient light or glare. As a condition of Permit approval, all exterior light fixtures should be reviewed and approved by the City's Planning Department prior to issuance of a building permit. Fixture specifications and photometric information should be included on the construction drawings.
- h) *On-Site Utility Meters & Equipment*: Utility meters and equipment (i.e. gas, electricity) should be screened from public view, while maintaining service/maintenance accessibility. Screening should utilize architectural elements/materials consistent with the approved building design. Utilities, meters, and equipment should also be discouraged from occupying landscape areas. The permit should contain the standard language specifying that all utility meters and equipment be either incorporated into the structure or screened using elements of the building's architecture. Landscaping is not considered an effective screening method. The site plan identifies a utility closet located below the front stairway along the driveway that should satisfy this requirement. Based on the plans provided, staff presumes this closet will be where the gas, electric, and other utility equipment/meters will be located. Furthermore, the Project should install underground lateral utility conduits/lines from the building to the street right-of-way for future connection for when currently overhead utilities (i.e. electricity, phone, cable, etc.) are placed underground. The stand pipe for the fire suppression system should be integrated into the site design to screen its visibility. Too often, this is a design "after thought" that places this equipment unscreened within the landscaping; an occurrence that should be avoided.

Signs: The Applicant indicated that no commercial signs will be installed on the building. If, at some future date a commercial sign is proposed, then Design Review Committee review and approval is required in the issuance of a sign permit prior to the establishment of any commercial sign on the property. This should be a condition of Project approval (see draft permit Condition No. H-1). As the Project is only for a single unit, a uniform sign program is not warranted.

Street Improvements:

The Subject Property has a 26-foot wide frontage along Orange Avenue, consisting of a 20+ foot wide driveway apron and 4-foot curb with a power pole in the sidewalk. Street pavement is existing and in fair condition. The Applicant identified that the Project will utilize the existing driveway apron, sidewalk, and curb/gutter. Any street improvement work requires City Engineer approval of civil improvement plans prior to issuance of a building permit, along with issuance of an encroachment permit. Any such work must be completed prior to City issuance of a certificate of occupancy for the Project. This should be a condition of permit approval (see Permit Condition I-1 to I-5).

Overhead / Underground Utility Connection: The Subject Property is fronted with a power/utility pole in the public sidewalk right-of-way that will not impede the existing/proposed driveway access. Considering that the Subject Property only fronts 6% of the entire 400 block of Orange Avenue, it is not reasonable to require this Project to place overhead utilities underground for such a short distance. The placement of overhead utilities underground for the entire street block should be completed at a single time. However, the Project should install underground lateral utility lines from the building to the public right-of-way for future connection for when currently overhead utilities (i.e. electricity, phone, cable, etc.) are eventually placed underground.

Street Pole Lights: For the West End District, the City typically has not required a project to install light poles, with exception for the Ortiz frontage of The Independent. Currently, the cobra-head lights on poles and power poles are maintained and paid for by PG&E. When any other light pole/fixture is installed on public streets, PG&E then will not maintain or cover power costs; thus becoming a financial burden upon the City. If the City Council wishes to pursue more decorative pole lights in the West End District, staff recommends using a concrete poles and LED fixtures consistent with that used for the Bungalows project in the East Dunes, though the poles might have to be higher to minimize the number of poles along streets. Additionally, a master plan should be prepared that pre-determines where pole lights should be placed. The current draft of the land use entitlement permit (CUP) for consideration on this Project does not include any such requirement for street lights. Considering the Project fronts only 6% of the linear length of the block and the City does not have a comprehensive street light program/design, staff is not recommending this Project install a street light.

Water:

The Project proposes one (1) kitchen with a vegetable sink, a laundry machine, and three full bathrooms (1 on each level); which requires 0.164 acre-feet per year (af/y), taking into account that the toilets, dishwasher, and washing machines will all have to be high efficiency fixtures (see Exhibit F.1). The landscaping will require another 0.002 af/y per the water efficient landscape worksheet (see Exhibit F.2). This totals 0.166 af/y needed for the Project in accordance with Monterey Peninsula Water Management District ("MPWMD") regulations. The on-site water credit of 0.088 af/y for the Subject Property is based upon the previous 1-bathroom mobile home trailer that once stood on the site that was removed in 2016. That credit will remain until 2021, five years after removal of the trailer unless the Property Owner requests the MPWMD for an extension for another five (5) years, which is allowed in accordance with the regulations of the MPWMD. The City Council approved

Resolution SC 16-76 (2016) on September 20, 2016 authorizing an allocation of 0.081 acre-feet of water to the Subject Property from the City's water entitlement (desalination project) to supplement the existing on-site water credit in accommodating the Applicant's previous live-work project that was not built. That water dedicated by Resolution SC 16-76 was not recorded on the property as the previous project's construction drawings never reached final approval for a building permit. The previously allocated water in addition to on-site credit, based on current information and City staff's calculations, is sufficient to accommodate the Project now proposed by the Applicant. Staff's water calculations are subject to the MPWMD's final determination prior to their issuance of a water permit and City issuance of a building permit for the Project.

Stormwater Control:

The discharge of storm water within the City of Sand City is regulated by the State Water Resources Control Board (SWRCP) Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Phase II General Permit for Storm water Discharges from Small Municipal Separate Storm Sewer Systems (the 'General Permit'), the Central Coast Regional Water Quality Control Board (RWQCB) Resolution No. R3-2013-0032 Post-Construction Storm water Management Requirements for Development Projects in the Central Coast Region (the 'PCRs'), and Sand City Municipal Code (SCMC) Chapter 13.05 regarding Storm water Management. The PCR's apply to all development projects that require discretionary approvals from the local jurisdiction and create or replace 2,500 square feet or more of impervious surface; and mandates development projects to implement Low Impact Development (LID) infrastructure to detain, retain, and treat runoff. Storm water Control Measures (SCM) are features designed into a project that emphasizes the protection of water sheds through physical and design control measures. Low Impact Development is a strategy that strives to mimic pre-development hydrologic processes.

The Subject Property is 1,950 square feet (26-ft wide and 75-feet deep). The ground floor will cover 1,241 square feet, the rear concrete apron/patio will cover 129 square feet, the stair/railing and storage will cover 84 square feet, and the concrete driveway will cover 397 square feet; for a total impervious site coverage of 1,851. Landscaping will provide 99 square feet of pervious surface area (approximately 5% of the site). The proposed impervious site coverage is less than the 2,500 square foot threshold for implementing storm water control measures; and therefore, the Applicant is not automatically required to implement SCM and LID features. The proposed landscaping on both sides of the driveway will provide some on-site drainage provided they are flush with the abutting pavement to allow water drainage and do not incorporate raised curbs; which should be a condition of Project approval. Any development/construction activities on the Subject Property will be required to employ temporary construction best management practices (BMPs) for erosion and sediment control, prevention of non-storm water discharges, and implement good housekeeping and waste management practices to protect the storm drain system and water quality during construction, which will be subject to plan check review by the City prior to issuance of a building permit.

Parcel / Lot Merger:

The Subject Property consists of a single lot (Lot 24 of Block 25) within one (1) assessor's parcel (APN 011-238-021) (see Exhibit A). The Property Owner also owns property abutting

to the rear (north). Staff typically recommends the merging of contiguous lots under the same ownership as a condition of permit approval. However, a merger in this circumstance is not warranted as the properties are back to back for only a 26-foot wide width that would not improve development standards for either property. Furthermore, the Project does not incorporate the use and/or development of the abutting property. Therefore, a lot/parcel merger is not recommended.

Design Review Committee:

The Design Review Committee (DRC) held a public hearing on Friday, November 20, 2020 at 12:00 noon, to consider the Project's architectural design elements; including materials, colors, pavement elements, and landscaping. Staff presented the Project. Staff did not recommend any modifications to the design as proposed by the Applicant. The Committee's consensus was to support the Project as proposed by the Applicant, which is reflected in the draft permit for Council consideration. Under the new zoning regulations intended to streamline the permitting process, the Design Permit and site plan requirements, based on recommendations of the Design Review Committee, are incorporated into a single conditional use permit (see Attachment 1) for City Council action regarding the Project.

CEQA Review:

The Project qualifies for a Categorical Exemption under Sections 15303(a) and 15332 of CEQA (California Environmental Quality Act) Guidelines. Section 15303(a) exempts up to three new single-family residences within an urbanized area, and Section 15332 exempts "in-fill" development provided a project is consistent with the applicable General Plan designation. Sand City and the Subject Property can best be described as "urban in-fill", the residential unit density is below the 3-dwelling threshold, and the Project is consistent with the General Plan's mixed-use land designation. Therefore, the Project qualifies for exemptions under these definitions.

Covid-19 Epidemic:

Issuance of entitlement permits for the Project do not override any Federal, State, or County orders that may impact the Project in terms of construction or use during a pandemic. The entitlement permit(s) for the Project outlines the authorized development and the conditions and restrictions upon the Applicant for the Project during normal circumstances. The Applicant will be subject to any State and Monterey County Health Department rules and regulations that would impact and/or limit construction/use of the Project during the current pandemic.

Advisory Agency Comments:

Information on the proposed Project was circulated to the City's advisory agencies. The Fire Department commented that the project must meet all current California Fire Code and Amendments; and that fire sprinklers and possibly a new water meter are required; and that a fire alarm is required if the site is used for commercial purposes. The Seaside County Sanitation District had no concern, but stated that the Applicant must apply to Monterey One Water for sewer connection permit and pay applicable fees prior to issuance of a building permit. The Building and Fire Departments will further review the project during the construction plan check review process. No other comments were received at

the time of preparing this report.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of a conditional use permit (inclusive of Site Plan and Architectural design approval) for the residential use, site design, and architecture of the Project, authorizing the development of a 3-story live-work building on the Subject Property, in accordance with the DRC's and staff's recommended terms/conditions.

Findings for Approval:

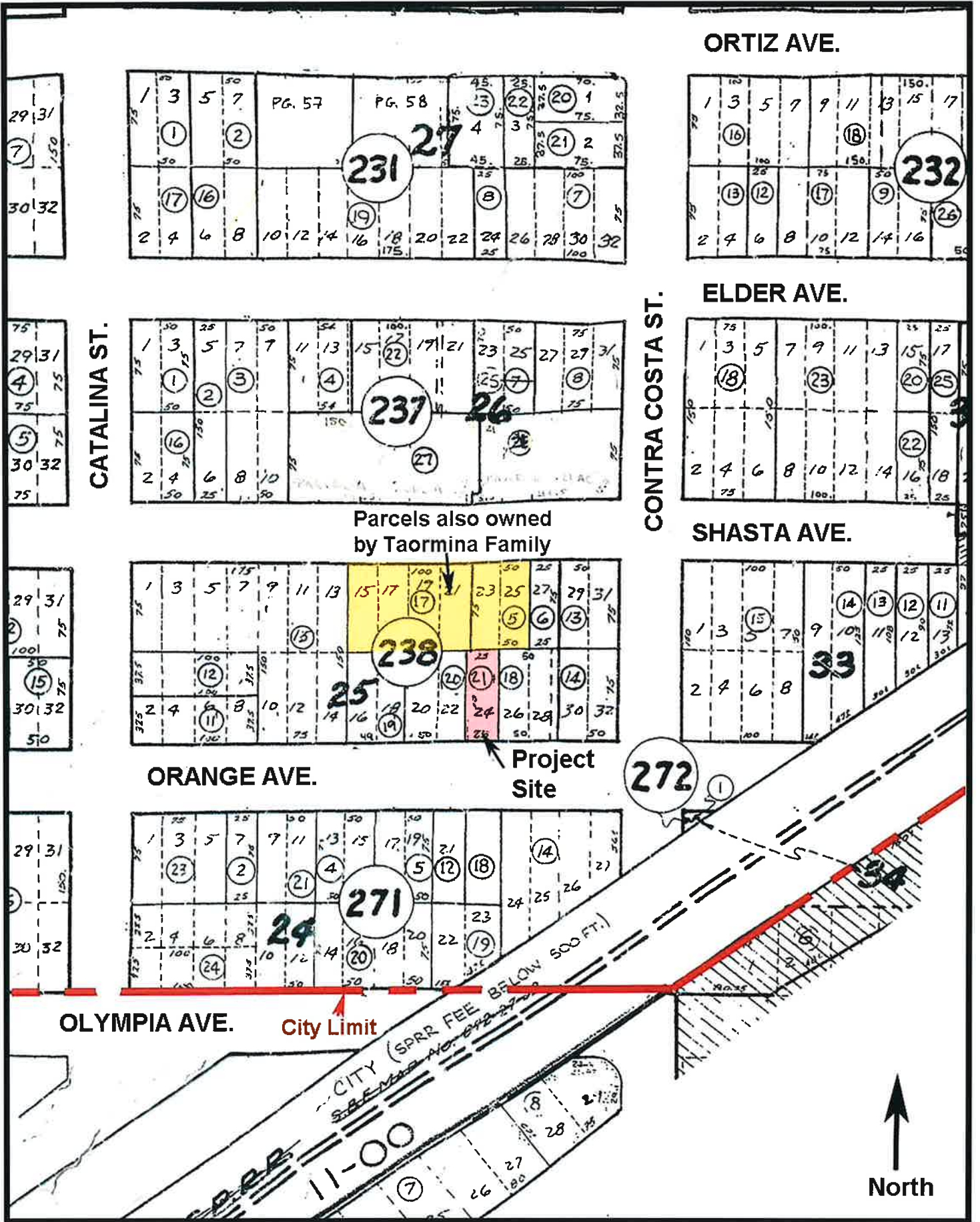
1. The Project, as conditioned, is consistent with the Planned Mixed-Use (MU-P) zoning (Municipal Code Chapter 18.13) and Land Use Element, Goal 2.1 and Policy 2.1.1, of the City's General Plan.
2. The Project, as a "live-work" development where the ground floor garage/workshop is utilized by the residential unit's occupant, provides sufficient on-site parking to satisfy Sand City Municipal Code Chapter 18.13.
3. The creation of one (1) residential dwelling unit on the 1,950 square foot Subject Property is compliant with residential density limits established by Zoning Code Section 18.13.040.
4. City Resolution SC 16-76 (2016) was approved by the City Council on September 20, 2016 authorizing an allocation of 0.081 acre-feet of water from the City's water entitlement (desalination project) to supplement existing on-site water credit for the Applicant's previous project on the Subject Property, which is sufficient with the on-site credit, based on current information and City staff's calculations, to accommodate the Project now proposed by the Applicant.
5. Utilities (electricity, gas, water, sewer, etc.) are sufficiently available to facilitate the proposed use at the Subject Property.
6. The Project qualifies for a Categorical Exemption under Sections 15303(a) and 15332 of CEQA (California Environmental Quality Act) Guidelines.

Exhibits:

- A. Location Map
- B. Aerial Map
- C. Site Plan
- D. Project Plan Statistics
- E. Applicant's submitted plan set (5 sheets)
- F. Water Calculations (4 sheets)

Attachments:

1. Draft Resolution for City Council consideration



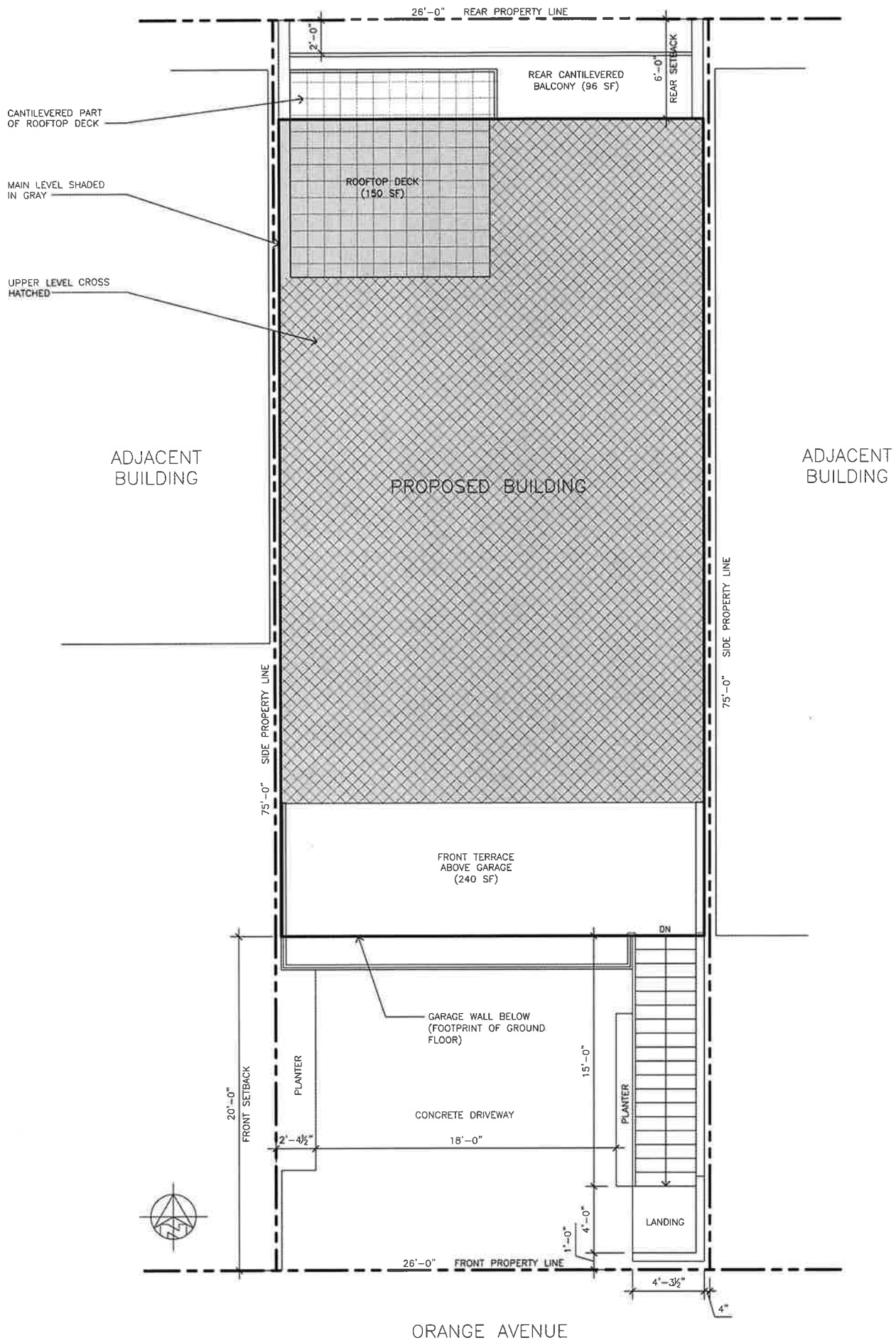
Location Map

EXHIBIT A



Aerial Map (via Google Earth)

EXHIBIT B



Site Plan

EXHIBIT C

PROJECT DATA

PROPERTY OWNER: MR. AND MRS. WILLIAM TAORMINA
 611 EAST ADELE ST.,
 ANAHEIM, CA 92805
 TEL. (714) 308-0220

PROJECT ADDRESS: 445 ORANGE AVE.
 SAND CITY, CA 93955

PROJECT DESCRIPTION: NEW 3-STORY SINGLE FAMILY RESIDENCE WITH A GARAGE AT THE GROUND FLOOR AND LIVABLE SPACE AT THE MAIN AND UPPER LEVELS

APN: 011-238-021
 ZONING: MU-P
 TYPE OF CONSTRUCTION: V-B
 OCCUPANCY: R-3, U
 STORIES: 3
 HEIGHT LIMIT: 60'
 HEIGHT PROPOSED: 33'
 GRADING: CUT - 0 C.Y. FILL - 0 C.Y.
 TREE REMOVAL: NONE
 APPLICABLE CODES: 2019 CBC, 2019 CRC, 2019 CFC, 2019 CPC, 2019 CEC, 2019 CMC, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA GREEN BUILDING CODE

LOT AREA: 1,950 S.F.

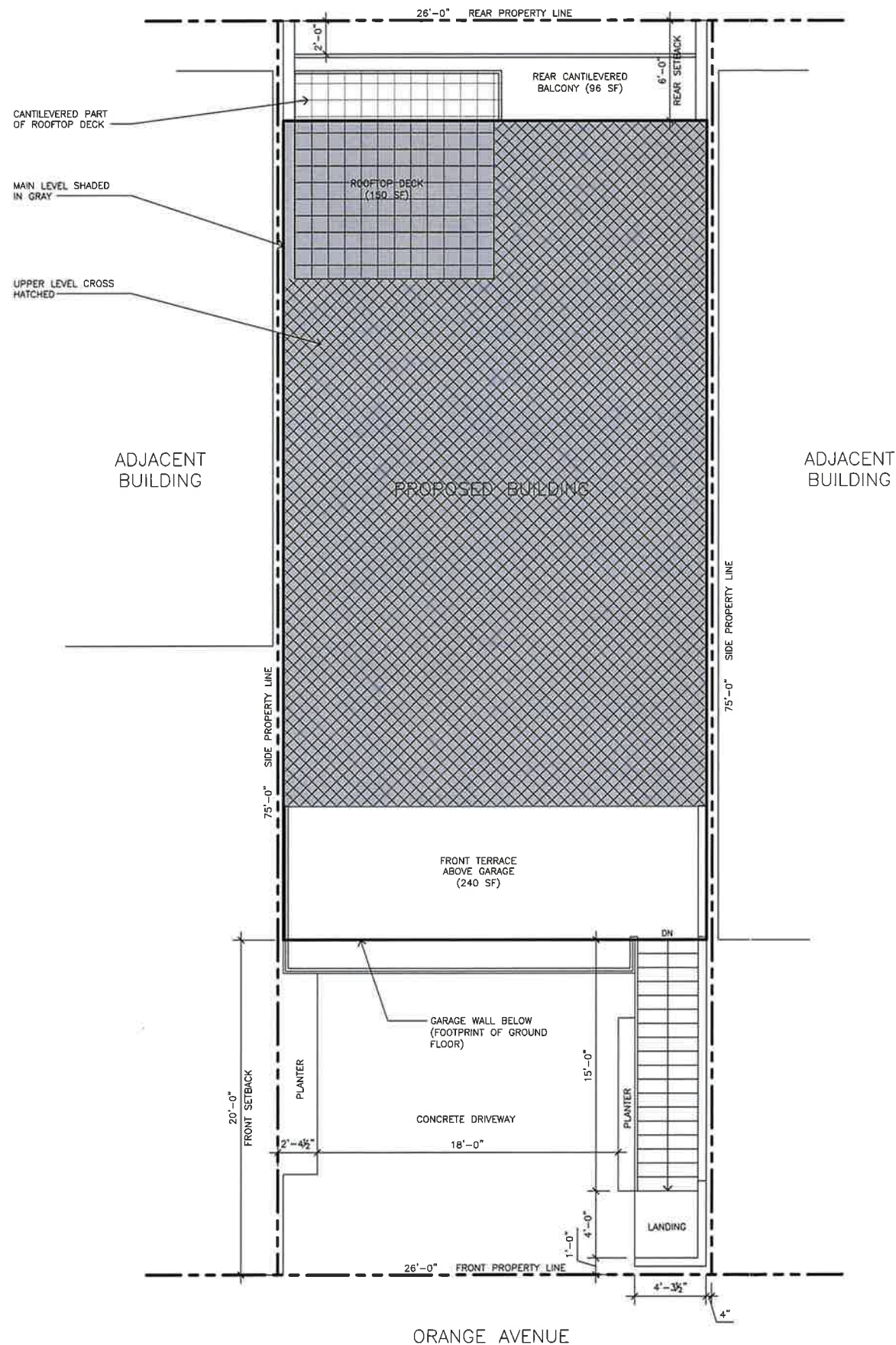
FLOOR AREA CALCULATIONS

	PROPOSED FLOOR AREA
HOUSE MAIN FLOOR	1,039 S.F.
HOUSE UPPER FLOOR	246 S.F.
HOUSE UPPER FLOOR LOFT	182 S.F.
GARAGE, BATHROOM & MECH.	1,241 S.F.
UTILITY ROOM (UNDER STAIR)	14 S.F.
TOTAL	2,722 S.F.

GROSS FLOOR AREA PROPOSED 2,722 S.F.

SITE COVERAGE CALCULATIONS

	PROPOSED	%
BUILDING COVERAGE	1,241 S.F.	64%
STAIR (INCLUDING UTILITY ROOM)	84 S.F.	4%
REAR CONCRETE APRON	129 S.F.	7%
CONCRETE DRIVEWAY	397 S.F.	20%
PLANTERS	99 S.F.	5%
	1,950 S.F.	100%



Applicant's Submitted Plan Set

0' 1' 2' 5' 10'

SITE PLAN

1/4" = 1'-0"

PROJECT DATA

PROPERTY OWNER: MR. AND MRS. WILLIAM TAORMINA
611 EAST ADELE ST., ANAHEIM, CA 92805
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ZONING: MU-P

TYPE OF CONSTRUCTION: V-B

OCCUPANCY: R-3, U

STORIES: 3

HEIGHT LIMIT: 60'

HEIGHT PROPOSED: 33'

GRADING: CUT - 0 C.Y. FILL - 0 C.Y.

TREE REMOVAL: NONE

APPLICABLE CODES: 2019 CBC, 2019 CRC, 2019 CFC, 2019 CPC, 2019 CEC, 2019 CMC, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA GREEN BUILDING CODE

LOT AREA: 1,950 S.F.

FLOOR AREA CALCULATIONS

	PROPOSED FLOOR AREA
HOUSE MAIN FLOOR	1,039 S.F.
HOUSE UPPER FLOOR	246 S.F.
HOUSE UPPER FLOOR LOFT	182 S.F.
GARAGE, BATHROOM & MECH.	1,241 S.F.
UTILITY ROOM (UNDER STAIR)	14 S.F.
TOTAL	2,722 S.F.

GROSS FLOOR AREA PROPOSED 2,722 S.F.

SITE COVERAGE CALCULATIONS

	PROPOSED	%
BUILDING COVERAGE	1,241 S.F.	64%
STAIR (INCLUDING UTILITY ROOM)	84 S.F.	4%
REAR CONCRETE APRON	129 S.F.	7%
CONCRETE DRIVEWAY	397 S.F.	20%
PLANTERS	99 S.F.	5%
TOTAL	1,850 S.F.	100%



ANATOLY OSTRETSOV
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anatoly@aoarchdesign.com

THE RESIDENCE AT 445 ORANGE AVENUE

SAND CITY, CA 93955

APN: 006-042-001

445 ORANGE AVE.

PROJECT SITE



EXHIBIT E

REVISIONS:

△	
△	
△	
△	

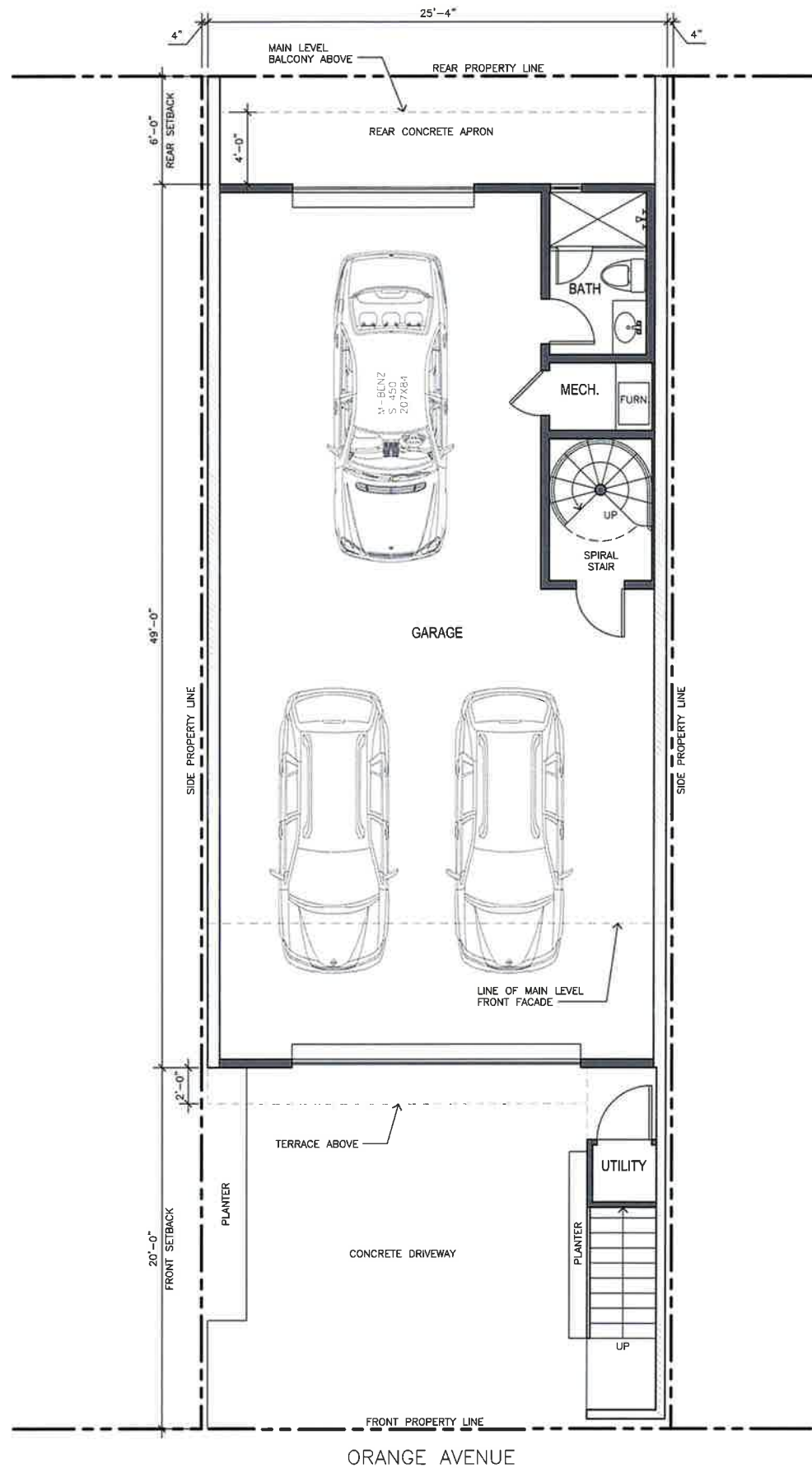
SITE PLAN

DATE 07-27-2020

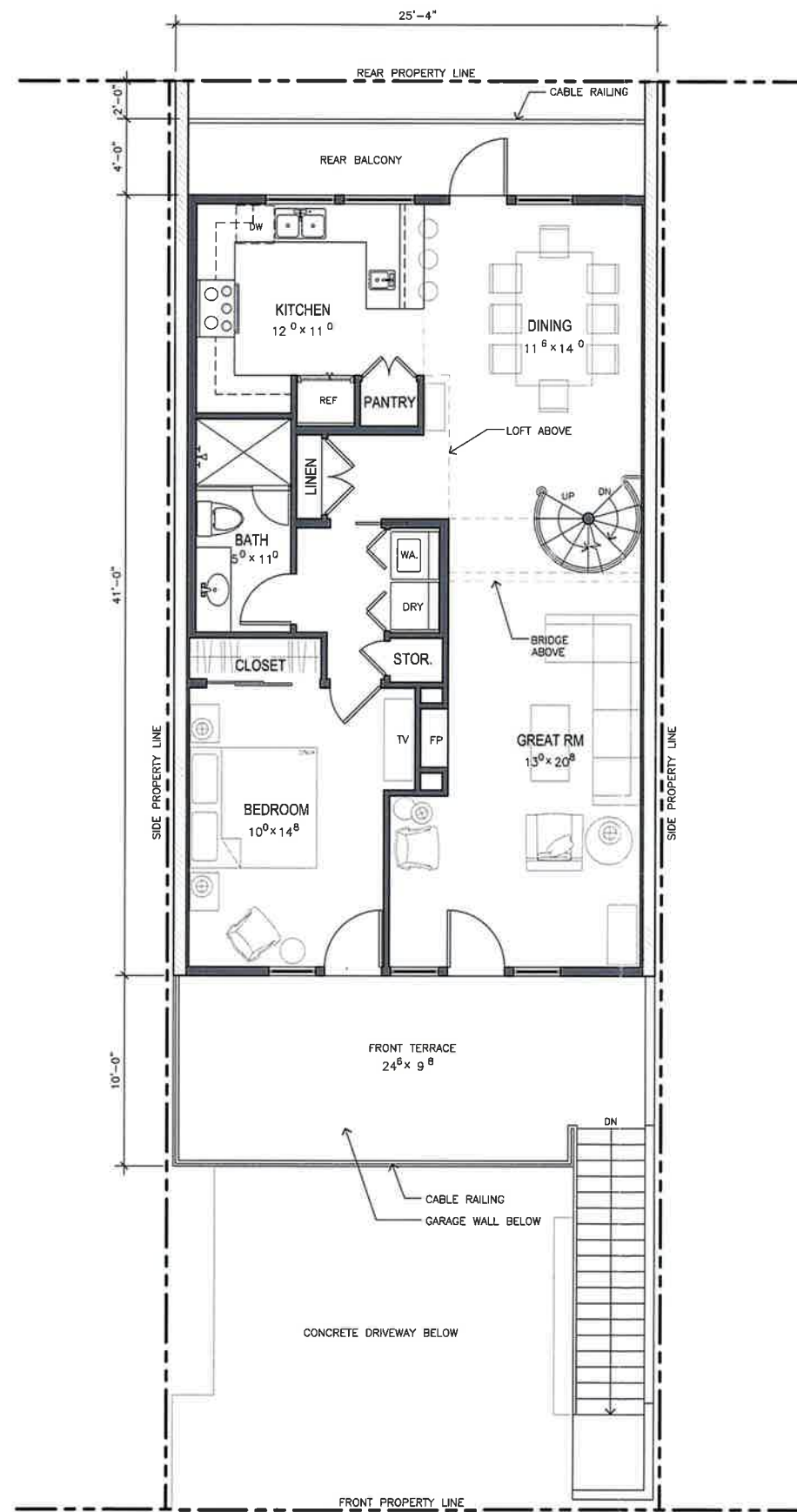
DESIGN APPROVAL

SHEET NO.

A1.0



GROUND LEVEL FLOOR PLAN 1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN 1/4" = 1'-0"



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SAND CITY, CA 93955

APN: 006-042-001

445 ORANGE AVE.

REVISIONS

FLOOR PLANS

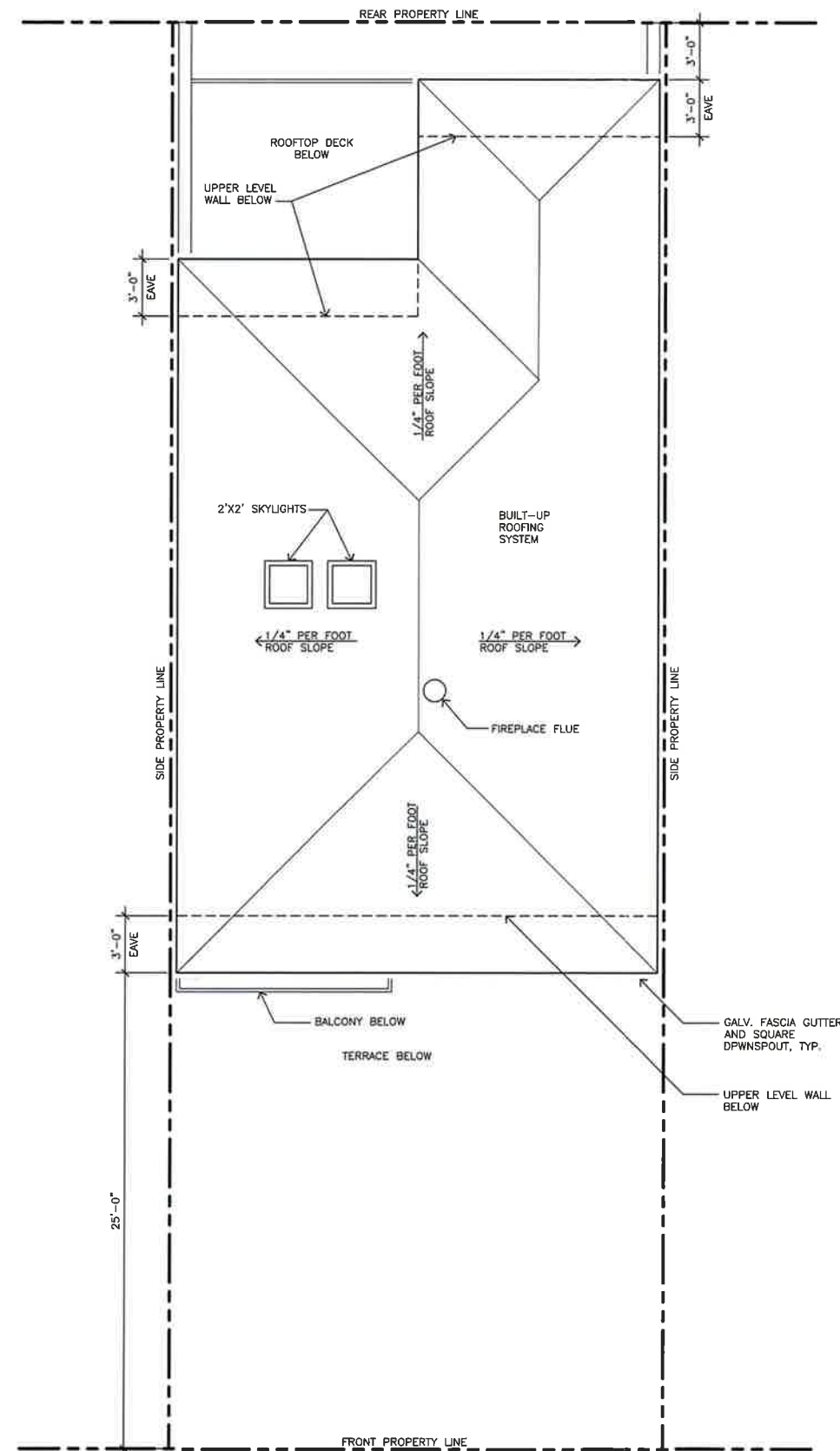
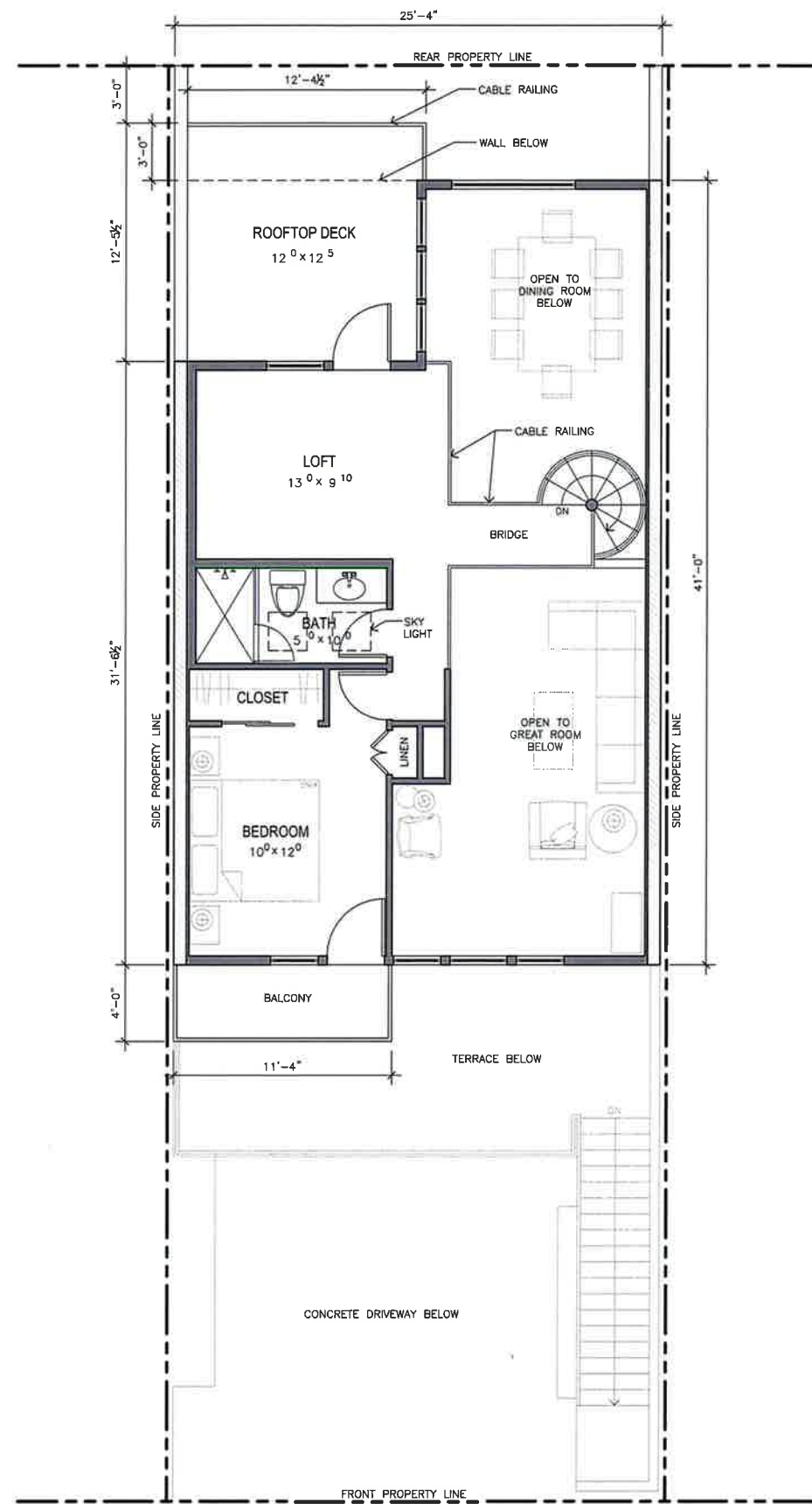
DATE: 07-27-2020

DESIGN APPROVAL

SHEET NO.

A2.0

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WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL
- CMU WALL

UPPER LEVEL FLOOR PLAN

1/4"=1'-0"

ROOF PLAN

1/4"=1'-0"



REVISIONS:

FLOOR PLAN
ROOF PLAN

DATE: 07-27-2020
DESIGN APPROVAL

SHEET NO.

A2.1



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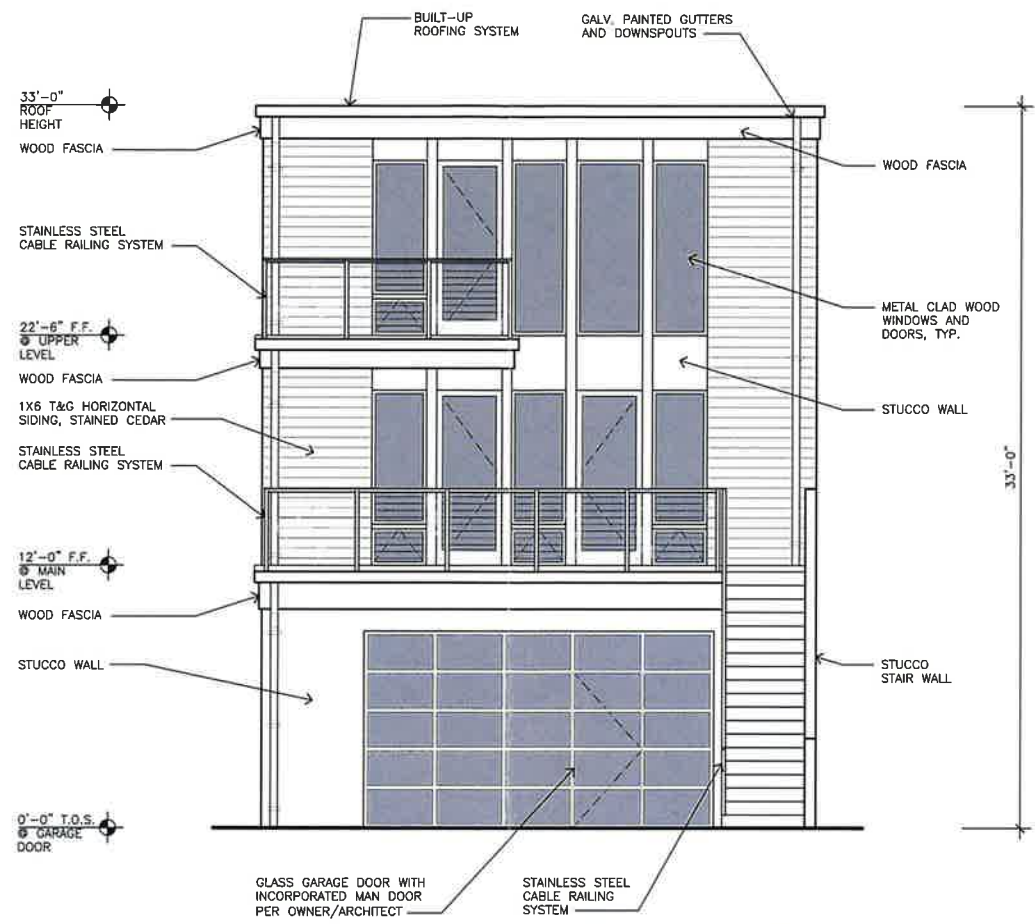
THE RESIDENCE AT 445 ORANGE AVENUE

445 ORANGE AVE.

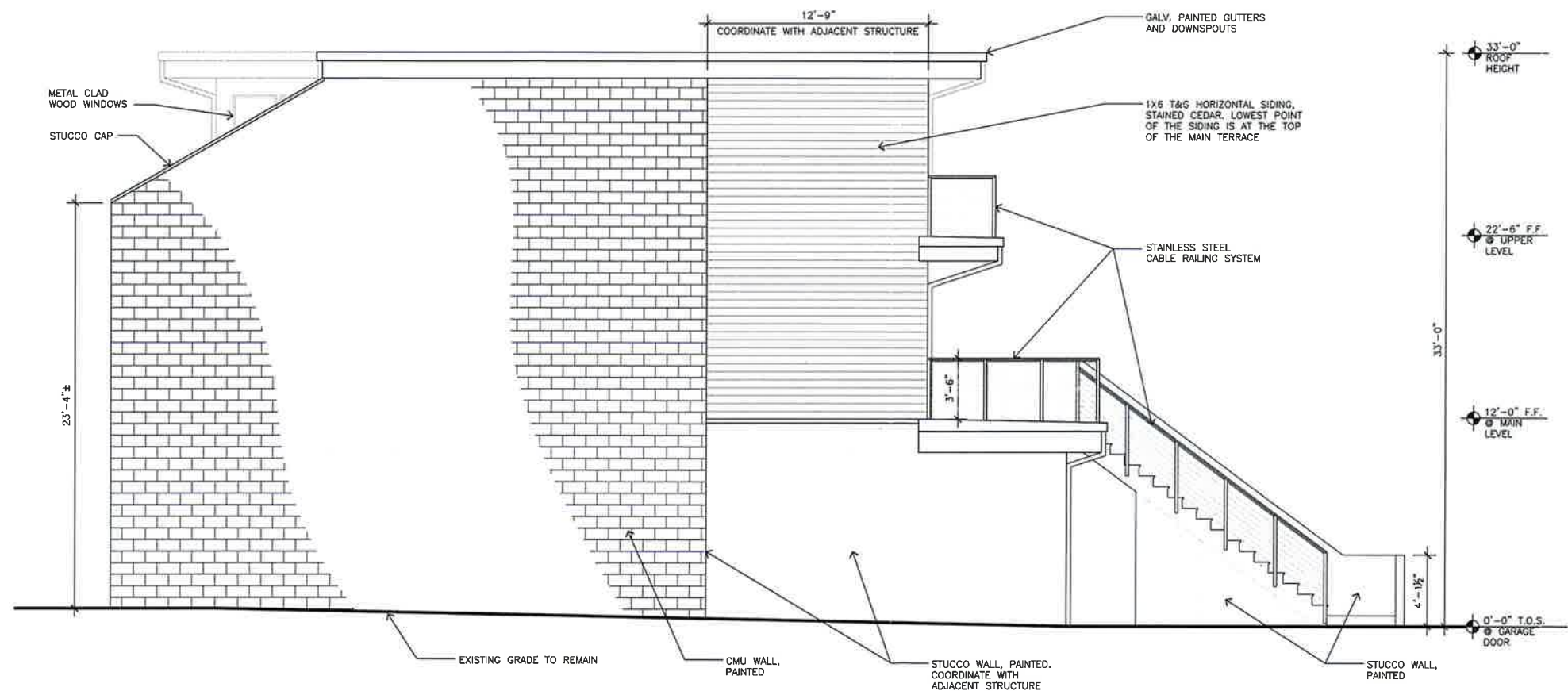
APN: 006-042-001

SAND CITY, CA 93955

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PROPOSED SOUTH (FRONT) ELEVATION 1/4"=1'-0"



PROPOSED WEST ELEVATION 1/4"=1'-0"



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445 ORANGE AVE.

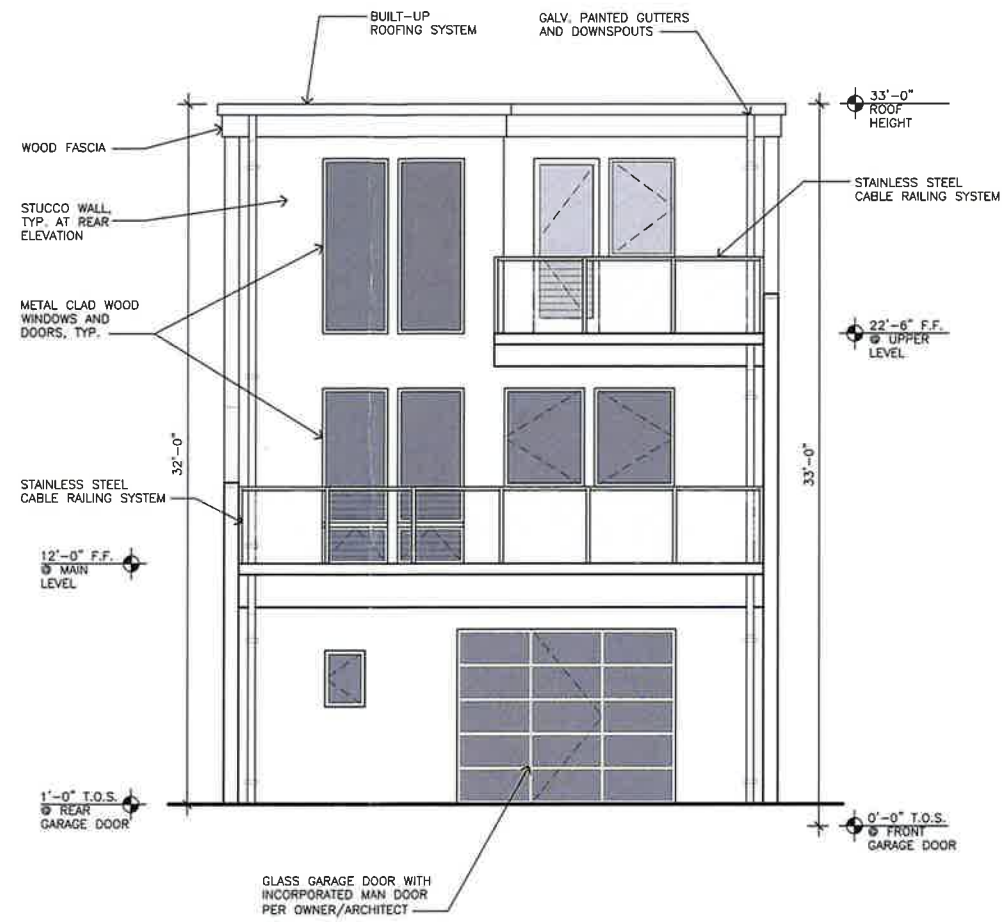
REVISIONS:

EXTERIOR ELEVATIONS

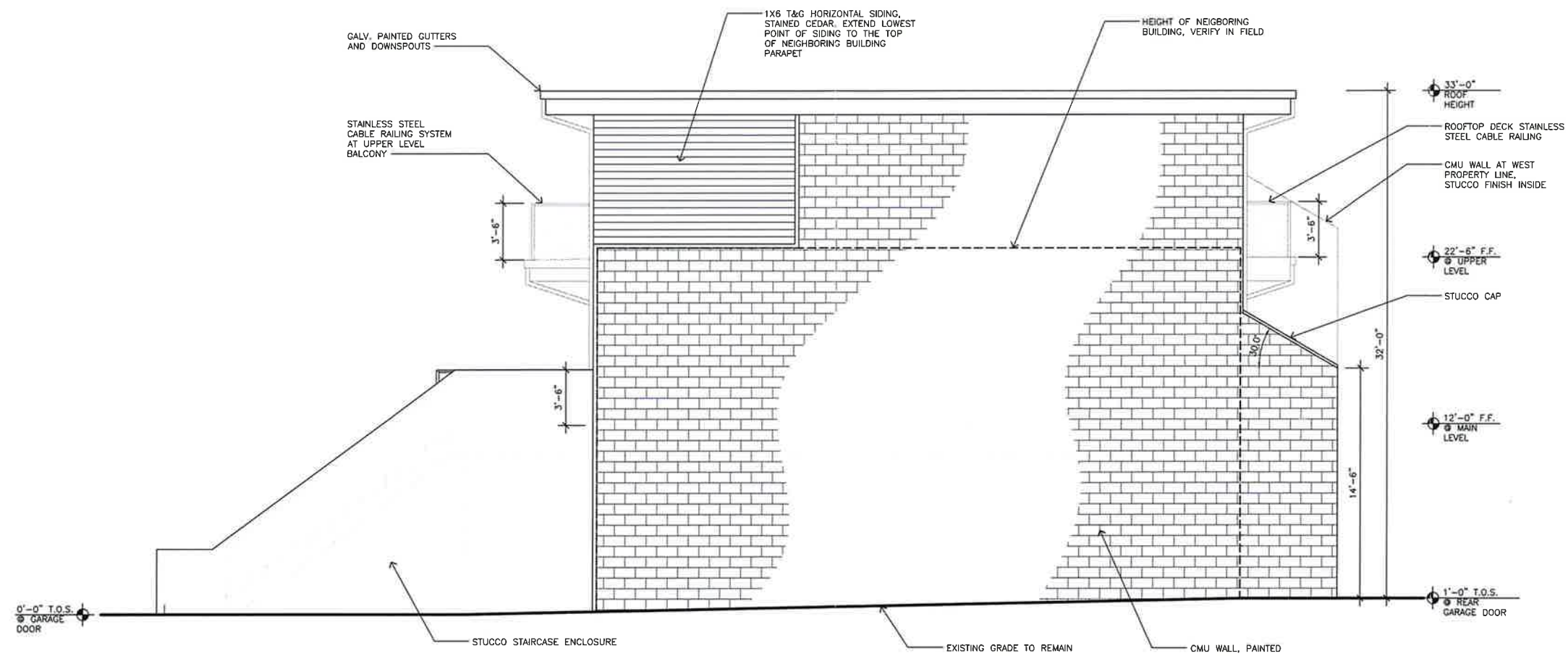
DATE: 07-27-2020
 DESIGN APPROVAL

SHEET NO:
A6.0

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PROPOSED NORTH (REAR) ELEVATION 1/4"=1'-0"



PROPOSED EAST ELEVATION 1/4"=1'-0"



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THE RESIDENCE AT 445 ORANGE AVENUE

SAND CITY, CA 93955

APN: 006-042-001

445 ORANGE AVE.

REVISIONS

EXTERIOR ELEVATIONS

DATE 07-27-2020

DESIGN APPROVAL

SHEET NO.

A6.1

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Taormina Project Water Totals
445 Orange Avenue

CREDIT:	
Existing Residential On-Site Credit	0.088
Existing Commercial On-Site Credit	0.000
Total On-Site Credit	0.088

NEW DEMAND:	
New Commercial Water Demand	0.000
New Residential Water Demand	0.164
New Landscaping Water Demand	0.002
Total New Water Demand	0.166

Allocation needed for Project	0.078
--------------------------------------	--------------

**New Residential Water
Taormina @ 445 Orange Avenue**

FIXTURE TYPE/DESCRIPTION	No. of Fixtures		Fixture Unit Value		Fixture Units		Acre-Feet		NOTES
SINKS (bathroom)									
Washbasin (lavatory sink), each	3	x	1	=	3	x 0.01 =	0.03		
Two Washbins in Master Bath		x	1	=	0	x 0.01 =	0		
TOILETS:									
Toilet, Ultra Low Flush (1.6 gallons/flush)	0	x	1.7	=	0	x 0.01 =	0		
Toilet, High Efficiency (HET) 1.3 gallons/flush	3	x	1.3	=	3.9	x 0.01 =	0.039	All new fixtures must be HET	
URINALS:									
Urinal (1.0 gallon/flush)		x	1	=	0	x 0.01 =	0		
Urinal, High Efficiency (0.5 gallons/flush)		x	0.5	=	0	x 0.01 =	0		
Urinal, Zero Water Consumption		x	0	=	0	x 0.01 =	0		
BATHTUBS (w/ showers)									
Bathtub, Large (w/showerhead) & separate shower in master bath		x	3	=	0	x 0.01 =	0		
Bathtub, Large (may have showerhead)		x	3	=	0	x 0.01 =	0		
Bathtub, Standard (may have showerhead)		x	2	=	0	x 0.01 =	0		
SHOWERS (only)									
Shower, separate stall (one showerhead)	3	x	2	=	6	x 0.01 =	0.06		
Shower, each additional fixture		x	2	=	0	x 0.01 =	0		
Shower System, Rain Bars, or custom shower (varies per specifications)		x	2	=	0	x 0.01 =	0		
KITCHEN:									
Kitchen Sink (w/ optional dishwasher)		x	2	=	0	x 0.01 =	0		
Kitchen Sink (w/ adjacent High Efficiency Dishwasher (5.8 gallons max/cycle)	1	x	1.5	=	1.5	x 0.01 =	0.015	All new fixtures must be High Effic.	

**New Residential Water
Taormina @ 445 Orange Avenue**

DISHWASHERS (only)	
Dishwasher, each additional (includes optional adjacent sink)	
Dishwasher, High Efficiency, each additional (including optional adjacent sink / 5.8 gallons max/cycle)	

	x	2	=	0	x 0.01 =	0
	x	1.5	=	0	x 0.01 =	0

UTILITY SINK:	
Laundry Sink/Utility Sink	

	x	2	=	0	x 0.01 =	0
--	---	---	---	---	----------	---

WASHING MACHINES:	
Clothes Washer	
Clothes Washer, High Efficiency (HEW) (Water Factor of 5.0 or less)	

	x	2	=	0	x 0.01 =	0
1	x	1	=	1	x 0.01 =	0.01

All new fixtures must be HEW

MISCELLANEOUS:	
Bidet	
Bar Sink	
Entertainment Sink	
Vegetable Sink	
Swimming Pool (each 100 sqft of pool surface)	

	x	2	=	0	x 0.01 =	0
	x	1	=	0	x 0.01 =	0
	x	1	=	0	x 0.01 =	0
1	x	1	=	1	x 0.01 =	0.01
	x	1	=	0	x 0.01 =	0

TOTAL (Building)	16.4 F.U.	x 0.01	0.164 Ac.Ft.
-------------------------	------------------	---------------	---------------------

LANDSCAPING:	
500 sq.ft. or less of landscaping	
501 or more square feet of landscaping	

How many square feet?	99	ETWU =	0.002
How many square feet?		ETWU =	

See Worksheet

TOTAL (Project)	0.166 Ac.Ft.
------------------------	---------------------

Water Efficient Landscape Worksheet – Appendix B

This worksheet is filled out by the Project Applicant as a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET_o) Monterey Region: 36.00"

Hydrozone #/Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	Evaporation Adjustment Factor or ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^e
Regular Landscape Areas							
	.3	DRIP	.81	.370	99	36.6	817.6
				Totals	(A)	(B)	
Special Landscape Areas (SLA)							
					1		n/a
					1		
					1		
				Totals	(C)	(D)	
						ETWU Total	817.6
Maximum Allowed Water Allowance (MAWA)^e							

^aHydrozone #/Planting Description
 For example:
 1.) "front lawn"
 2.) "low water use plantings"
 3.) "medium water use plantings"

^bIrrigation Method
 overhead spray
 or drip

^cIrrigation Efficiency
 0.75 for spray head
 0.81 for drip

^dETWU (Annual Gallons Required) =
 $Et_o \times 0.62 \times ETAF \times Area$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = $(Et_o) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

$$36 \times 0.62 \times .370 \times 99 = 817.6$$

$$\frac{817.6 \text{ gal}}{325,851 \text{ gal/acre}} = .00251 \text{ AF}$$

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B + A

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) + (A+C)

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for Non-Residential areas.

CITY OF SAND CITY**RESOLUTION SC _____, 2020****RESOLUTION OF THE CITY COUNCIL OF SAND CITY TO APPROVE
CONDITIONAL USE PERMIT 646 (INCLUSIVE OF SITE PLAN AND DESIGN
REVIEW) FOR THE DEVELOPMENT OF A LIVE-WORK PROJECT AT
445 ORANGE AVENUE**

WHEREAS, Anatoly Ostretsov of AO Architectural Design (the "Applicant") representing Taormina Family Property LLC (the "Property Owner") submitted applications to the City of Sand City (the "City") for site plan and architectural review to approve the development of an approximate 2,722 square foot 3-story single unit live-work development on a 1,950 square foot parcel (the "Project") at 445 Orange Avenue (APN 011-238-021) in Sand City (the "Subject Property"); and

WHEREAS, the Project, as conditioned, is consistent with the Planned Mixed-Use (MU-P) zoning (Municipal Code Chapter 18.13) and General Plan Land Use Element (2002 ed) Goal 2.1 and Policy 2.1.1; and

WHEREAS, the Project provides sufficient on-site parking to satisfy minimum parking requirements of Sand City Municipal Code Chapter 18.13 as the ground floor garage/workshop is utilized only by the residential unit's occupant; and

WHEREAS, the creation of one (1) residential dwelling unit on the 1,950 square foot Subject Property is compliant with residential density limits established by Zoning Code Section 18.13.040.O; and

WHEREAS, the Project qualifies for a Categorical Exemption under Sections 15303(a) and 15332 of CEQA (California Environmental Quality Act) Guidelines; and

WHEREAS, City Resolution SC 16-76 (2016) was approved by the City Council on September 20, 2016 authorizing an allocation of 0.081 acre-feet of water from the City's water entitlement (desalination project) to supplement existing on-site water credit for the Applicant's previous project on the Subject Property, which is sufficient with the on-site credit, based on current information and City staff's calculations, to accommodate the Project now proposed by the Applicant; and

WHEREAS, in accordance with Municipal Code Section 18.72.030, the Site Plan and Architectural/Design review approvals are combined into this single Conditional Use Permit for the Project; and

WHEREAS, the City Council of the City of Sand City, on _____, 2020, has found and determined that the proposed Project of one (1) live-work unit, as conditioned, will not adversely impact the character of the surrounding neighborhood, nor be injurious or detrimental to adjoining properties or the rights of the owners therein, and Conditional Use

Permit 646 (hereinafter "CUP 646") shall be granted upon the conditions hereinafter set forth; and

WHEREAS, the City Council of the City of Sand City has accepted the findings for approving CUP 646, as outlined in the City staff report, dated November 2, 2020.

NOW, THEREFORE, the City Council of the City of Sand City hereby grants and issues CUP 646 upon the following terms and conditions:

A. Permit Effectiveness/Time Limits:

1. CUP 646 is not valid and Project construction on the Subject Property shall not commence, unless and until two (2) copies of this Resolution/Permit, signed by the permittee and landowner, acknowledging receipt of the Resolution/Permit and acceptance of the terms and conditions, are returned to the City's Planning Department. The City shall not issue a building permit for the Project unless and until CUP 646 has been signed by all parties in acceptance of the terms and conditions of CUP 646. Failure of the Applicant to return the two (2) original signatory copies of the Resolution/Permit, with the Applicant's and Property Owner's signatures of acceptance shall be sufficient cause for the City Council to revoke CUP 646 unless good cause to grant an extension is found acceptable by the City's Planning Department. In addition, if the Applicant fails to obtain and maintain an active building permit from the City for the Project within two (2) years following the date of City Council approval of CUP 646, and/or construction of the Project does not proceed thereafter issuance of a building permit where that building permit expires, then CUP 646 shall be subject to City Council action to terminate CUP 646 thereafter at their discretion. The Permit shall remain in effect until acted upon by the City Council.
2. Purpose: CUP 646 is for the express purpose of authorizing the construction of an approximate 2,722 square foot 3-story single unit live-work building; to consist of two bedrooms, a kitchen, a dining area, a living area, a laundry closet, a loft, and open decks divided between the second and third levels, with the ground level designated for resident parking and potential commercial work area. The Project is limited to no more than three (3) full bathrooms, one on each floor of the building. Future commercial activity on the ground level by the occupant of the residential section of this Project may be subject to separate conditional use permit/zoning approval by the City, if such activity is not incorporated in CUP 646. All Project development and land use(s) shall be in accordance with the terms and conditions of CUP 646. Occupancy of the Project shall not commence until authorized construction is complete and a certificate of occupancy is issued by the City for the Project.

B. Site Plan:

1. Footprint, Setbacks, Coverage: The building's ground level shall have a twenty foot (20') front (south) setback, zero foot (0') side (east & west) setbacks, and six foot (6') rear (north) setback, excluding the exterior front stairway to the second level entry. The second level terrace on the front (south) elevation may extend and

overhang the front (south) setback by no more than two feet (2'). The second level rear (north) setback, from balcony edge to property line, shall be no less than two feet (2'). The third level rear (north) setback, from edge of rooftop deck to property line, shall be no less than three feet (3'). Where City adopted building and fire codes conflict with those setback requirements specified by CUP 646, those building and fire code setback requirements shall override CUP 646 and be enforceable upon the Project. The building's footprint shall have no more than 70% lot coverage.

2. Parking: The Project shall establish and maintain a minimum of two (2) parking spaces, of which one is to be covered, on the Subject Property for this single unit live-work structure. Parking stall dimensions shall be in accordance with Section 18.64.040 of the City's Zoning Code. Of these two spaces, a minimum of one (1) space shall be maintained within the building's ground level garage space for exclusive use by the residential unit's occupant. The other required parking space may be within the garage or on the driveway.
3. Frontage Area: The twenty foot (20') frontage setback area of the Project shall provide for paved on-site parking and landscaping in accordance with those requirements specified within CUP 646. This frontage setback area shall also provide the exterior stairway, with an enclosed utility/storage closet below, leading up to the 2nd level's frontage open deck.
4. Pavement Material: On-site exterior pavement shall consist of concrete, but may be substituted with a decorative stamped concrete or paver material subject to City Planning Department approval prior to installation.
5. Trash Enclosure: Occupants of this live-work structure shall utilize the garage space to store refuse bins/dumpsters except on scheduled collection days. Any future trash enclosures that may be proposed for the Subject Property shall be subject to City review and approval prior to establishment of said enclosure. Such enclosure shall not impede or occupy established and required on-site parking. Any special accommodations necessary to facilitate waste collection service for the Subject Property shall be the responsibility and expense of the Subject Property's owner.
6. Retaining Walls: In any circumstance where the finished grade of the Subject Property is in excess of six inches (6") higher or lower than abutting property or adjacent lots, a retaining wall or other suitable solution acceptable to the City Engineer, shall be required. Retaining walls shall be structurally engineered if over four feet (4') in height from bottom of footing to top of wall, and shall require a building permit. Any retaining walls necessary for the Project shall be shown on the Project's final Grading and Drainage Plan, Storm Water Control Plan, and site plan.

C. Landscaping:

1. Landscaping: The Project shall provide landscape planting areas on each side of the driveway at no less than eighteen inches (18") in width, encompassing an

approximate cumulative total of ninety-nine (99) square feet. These planting areas shall provide fast-growing evergreen shrubbery or other flora acceptable of the City in the approval of a landscape plan for this Project. All Project required landscaping shall be subject to City Planning Department review and approval of a landscape plan prior to issuance of a building permit for the Project.

2. Landscape Plan: A complete landscape plan for the Project shall be submitted to the City's Planning Department for review and approval prior to issuance of a building permit for the Project. This landscape plan shall provide complete information regarding ground covers, plants, shrubs, and trees in regards to species, sizes, placement, and numbers. The landscape design must include an irrigation plan with details. Tree planting and staking details must also be included. All landscaping and irrigation shall be installed in conformance with the City approved landscape plan and prior to final issuance of a certificate of occupancy for the Project.
3. Trees: If any trees are installed on the Subject Property, they shall consist of *Arbutus unedo* (strawberry tree), *Metrosideros excelsus* (New Zealand Christmas tree), or other species deemed appropriate by the Planning Department in the review of the Project's Landscape Plan. Tree species shall be 24-inch box size specimens unless otherwise approved by the Planning Department. Trees shall be drought resistant and tolerant of coastal sea winds and sandy soil. All trees shall be no less than double staked with 2-inch diameter wood poles.
4. Planters: All ground level planting areas shall NOT include raised curbs; rather, they are to be flush with adjacent pavement. Raised planter boxes may be used; however, they shall incorporate those materials and colors approved by the City for the Project's site and structure.
5. Irrigation: An irrigation system for all required landscaping shall be installed and connected to the Subject Property's water system. This irrigation shall be verified as operational prior to City issuance of a certificate of occupancy for the Project. Irrigation shall be installed per the approved landscape plan. Any on-site changes varying from the approved plans shall be subject to Planning Department approval prior to implementation.
6. Landscape Maintenance: All landscaping required of the Project, both on and off the Subject Property, shall be installed and maintained in accordance with the City approved landscape plan for this Project. The Subject Property's owner shall be responsible for irrigation and maintenance of this landscaping, including watering, pruning, and replacement of dead vegetation to the satisfaction of the City. Any alteration or modification of the approved landscape plan shall be subject to approval by the City's Planning Department.

D. Building Architecture:

1. Exterior Facades: The front (south) and side (east & west) elevations for the 2nd and 3rd levels of the building shall consist of 1"x6" tongue and groove (T&G)

horizontal siding stained with a cedar finish except for small areas of cement plaster (stucco) between windows and doors and wood fascia topping each level. The ground level of the front (south) and side (east & west) elevations and the entire rear elevation of all three levels may consist of cement plaster (stucco) or may utilize the same T&G material as the 2nd and 3rd levels. Those wall areas of the side elevations (east & west) that abut, and are visually screened by, neighboring buildings, may consist of an exposed concrete masonry block (CMU) without additional material application. Exterior decks, balconies, and stairways shall have stainless steel cable railing systems or other materials subject to City Planning Department approval. The lower unit garage shall consist of a single 16-foot wide glass panel roll-up door at the front (south) elevation and a single 10-foot wide glass panel roll-up door at the rear (north) elevation. Any alteration and/or variation of this requirement shall be subject to Planning Department review and approval.

2. Building Height: The main building shall be a maximum of three (3) stories/floors at an approximate height of thirty-three feet (33') from finished grade at the front garage door.
3. Doors & Windows: The windows and doors shall be vertically elongated from floor plate to header on the second and third levels. All windows and doors shall be horizontally and vertically aligned along the same relative axis. Windows and doors on the front (south) and rear (north) elevations shall consist of metal clad wood material. Any alteration and/or variation of this requirement shall be subject to Planning Department review and approval.
4. Roof: The roof shall consist of a built up flat roof with an approximate quarter inch (1/4") per foot slope for drainage or as otherwise required to satisfy building code requirements.
5. Colors: The primary color for the exterior horizontal wall siding shall be a stained cedar color. The cement plaster (stucco) walls shall have an 'eggshell white' color or similar. The metal clad door and windows, along with the fascias and trims, gutters, and down spouts shall have a dark brown color. The cable railing shall have a stainless steel color. Any variation from these colors shall be subject to Planning Department review and approval.
6. Bollards: Any new bollards installed on the Subject Property shall utilize decorative bollards and not plain exposed steel/metal poles, the design of these bollards shall be subject to final City Planning Department approval. Decorative bollards shall also be identified and illustrated on civil improvement construction plans/documents for this Project. Bollards that must satisfy specific utility provider specifications are exempt from this requirement.
7. Decorative screening, fences, gates, etc.: There shall be no chain-link fencing and no barbed or razor wire fencing installed on the Subject Property. Any fencing, screening, and gates on the Subject Property shall consist of a high quality decorative and durable material and design subject to final City Planning

Department review and approval. Temporary construction fencing, potentially consisting of chain-link, is allowed only during construction.

8. Quality Control: The City shall retain the right to evaluate materials used in this Project for their perseverance and resistance to Sand City's coastal climate conditions; and if those materials are deemed inadequate through signs of rust, rot, or other deteriorating condition, the City may then require higher quality materials during construction as an enforcement of the Project's architectural approval.

E. Light Fixtures:

1. Lighting Plan: Prior to issuance of a building permit, the Applicant shall submit a detailed lighting plan to the City's Planning Department for review and approval. The lighting plan shall identify all exterior light fixtures and their mounting, watt capacity, filament housing, and illumination dispersal (photometric) for the Project. All exterior lighting shall be shielded and designed to prevent excessive glare and light from intruding onto adjacent properties and/or street rights-of-way. The angle of light distribution from exterior light fixtures shall be subject to the City Planner and City Engineer final approval of Project construction plans.

F. Utilities, Equipment, & Meters:

1. Building Utility Meters & Boxes: All utility meters, boxes, conduit, and the like attached to the building on the Subject Property shall either be installed inside the building or otherwise integrated into, and screened with, that building's exterior architecture and/or screened from public view using the same materials/colors as approved for that building. Accessibility to meters and equipment shall be maintained in accordance with each utility company's requirements. Utility conduit laterals shall be installed underground from building to front (south) property line to accommodate any future utility underground endeavors along Orange Avenue regardless whether the building will initially be provided utilities overhead. The location of all utility meters and equipment shall be identified on the construction drawings and civil improvement plans, subject to Planning, Engineering, and Fire Department review and approval. Implementation of this requirement shall be subject to the satisfaction and final approval of the City's Planning, Building, Engineering, and Fire Departments. The methodology and location of meters/equipment shall be at the final discretion of the City Planner and City Engineer.
2. Fire Suppression System: The requirement for installing a fire suppression system shall be subject to the City's plans examiner and/or the City's Fire Department, and installed in accordance with City requirements. The stand pipe and riser for the fire suppression system shall not be attached to the building exterior unscreened or occupy landscape areas; rather said items shall be integrated into the Project's design, either inside the building or within the building walls to screen their visibility. Any fire code sprinkler specifications in conflict with this condition shall take precedence.

3. Rooftop Equipment: All rooftop equipment, including, but not limited to, ventilation, communication, satellite dishes, and/or roof access shall be screened from public view. Rooftop solar panels (if any) shall be attached and secured to the roof and shall not be ballasted to the satisfaction of the City's Building Department. Final screening design/methodologies for rooftop equipment, or exemptions thereof, shall be subject to City review and approval prior to issuance of a building permit for the Project.

G. Land Use Terms and Conditions:

1. Residential Unit: CUP 646 authorizes residential use and habitation of the Project, which consists of one (1) unit for the entire live-work building. There shall be no occupancy of the Project until construction is completed and the City issues a certificate of occupancy for the Project. The ground level workshop/garage space shall not be leased and/or sub-leased independently from the residential unit. Any commercial activity on the Subject Property shall only be performed by the residential unit's occupant, and shall be subject to an independent zoning permit approval by the City (See Permit Condition G-2).
2. Future Commercial Activities & Permits: The residential tenant(s) of the Subject Property that wish to utilize the workshop/garage space on the Subject Property for commercial purposes (i.e. artistry, manufacturing, services, etc.) shall be subject to obtaining a conditional use permit from the City prior to initiating any such activities. Such uses may be restricted by the City as to mitigate potential negative impacts upon a mixed-use (residential and commercial) neighborhood.
3. Deed Restriction: A deed restriction for the Subject Property, or equivalent legal mechanism, subject to City Attorney review and approval, shall be recorded with the Monterey County Recorder's Office, identifying the entire building as one (1) unit and prohibiting the physical separation of and/or leasing/sub-leasing of the ground level floor area separate and independent from this building's residential dwelling. This deed restriction shall also mandate that storage or other commercial activities within the garage shall not impede the parking of at least one (1) standard sized motor vehicle (i.e. automobile, pick-up truck, or the like) within that space. The recording of this deed restriction shall be completed, with evidence of recording provided to the City, prior to City issuance of a certificate of occupancy for the Project.
4. Building & Fire Code Occupancy Rating: Occupancy and/or activities for the Subject Property, including the ground level garage/workshop, shall not exceed or violate the building's allowable occupancy rating specified and regulated by the California Building Code and the City's Municipal Code, subject to the City's Building Official's interpretation.
5. Hours of Workshop Activities: Hours of workshop activity shall only occur between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 10:00 a.m. to 5:00 p.m. on weekends; unless otherwise specified by future land use entitlement permits for the Subject Property.

6. Impact Mitigation: Workshop activities shall implement all measures necessary to mitigate and control negative impacts (i.e. noise, dust, vibrations, fumes, etc.) generated by workshop activities on the Subject Property.
7. Storage: The owner of the Subject Property shall ensure that the tenants of this live-work building maintain their personal storage within the dwelling unit and garage; and not outside in the parking area, balconies, or other unscreened areas of the Subject Property that are visible to the general public. Residential tenant storage shall not clutter, obstruct use, or overhang any of the open decks nor obstruct the residential occupants ability to park one (1) standard sized automobile inside the garage.
8. Property Maintenance: The Subject Property shall be maintained in a clean, orderly, weed-free, and litter-free condition. There shall be no storage of waste material or debris on-site, except as allowed in Conditional Use Permit (CUP) 646. The owner of the Subject Property shall be responsible for maintenance and upkeep of the entire Subject Property.
9. Refuse storage & pickup: Trash, litter, boxes, crates, debris, or other used and/or discarded materials generated by the occupants of this live-work building shall be stored within the appropriate waste collection receptacle(s). Except on a designated trash collection day, said waste receptacle(s) shall be maintained within the garage and/or City approved enclosure as to be screened from public view. The Subject Property's owner shall be responsible for arranging and providing waste hauler access for standard pick-up services for the Subject Property.

H. Signs:

1. Any commercial sign(s) installed on the Subject Property shall be subject to review and approval by the City's Design Review Committee (DRC) in the issuance of a Sign Permit. Construction signs may be placed on the Subject Property without DRC approval, but are subject to the terms/conditions of CUP 646 (see permit condition L-7), erected only during Project construction, and shall be removed upon Project completion.

I. Street & Public Improvements:

1. Street / Public Improvements: The Applicant shall be responsible to repair/replace existing street and public improvements damaged, modified, altered, or removed as part of the Project or during construction activities; including, but not limited to, curb, gutter, sidewalk, driveway apron, street pavement, ADA ramps/access, and repair or patch with appropriate subsurface and surface material along the Subject Property's Orange Avenue frontage to the centerline and intersection of that street per City standards and specifications as required by the City Engineer. All street, utility, and public improvements required of the Project, according to the City Engineer approved Public Improvement Plan, shall be completed to the satisfaction of the City Engineer prior to issuance of a certificate of occupancy for the Project.

2. Public Improvement Plan: The Applicant shall submit a final Public Improvement Plan to the City for any/all Project construction within public rights-of-way. This plan shall be prepared by a California Registered Civil Engineer, subject to the City Engineer's review and approval prior to issuance of grading, encroachment(s), and/or building permits for the Project. This Public Improvement Plan, designed per City standards and specifications as required by the City Engineer, shall include all required public improvements for the Project; including, but not limited to curb, gutter, sidewalk, driveway apron, street pavement, ADA ramps/access, street lights, landscaping, utilities and utility meters, grading, and drainage improvements. Project required public improvements shall be in compliance with the American's with Disabilities Act (ADA) standards to the satisfaction of the City Engineer. This Public Improvement Plan shall be consistent with the Project's Infrastructure Plan. This Public Improvement Plan shall be submitted to all utility providers specified by the City Engineer; including, but not limited to, sewer, water, natural gas, electricity, telephone, television cable, and internet providers in Sand City.
3. Utility Infrastructure Plan & Utility Relocation(s): The Applicant shall submit to the City a final Utility Infrastructure Plan, subject to City Engineer review and approval prior to issuance of grading or building permits for the Project. This Utility Infrastructure Plan shall identify all utilities and utility connections required for the Project; including, but not limited to, storm drainage, sanitary sewer, water, electric, gas, telephone, cable, all onsite utilities and all required infrastructure. This Infrastructure Plan shall be consistent with the Project's Public Improvement Plan. Any trenching of street asphalt and/or concrete for utility connections shall be replaced per City requirements and City standards and specifications. Any utility relocation and the associated costs required as part of this Project shall be the responsibility of the Applicant and/or Subject Property's owner. The placement of utility connections and meters shall be to the satisfaction of the City Engineer and in accordance with the terms and conditions of CUP 646.
4. Encroachment Permits: Encroachment permits shall be required for, and issued prior to the commencement of, any construction performed within any public right of way and/or easement for the Project. The Applicant shall complete and submit an encroachment permit application to the City to include relevant improvement plans identifying the Project's intended public improvements. The Applicant shall pay all fees associated with the processing and review of the encroachment permit, to be determined per the City's fee schedule in effect at the time of application.
5. Street / Public Improvement Contractor & Schedule: The Applicant shall provide the City with the contact information and active State contractor's licence number for all contractors and sub-contractors performing City approved street and public improvements for the Project. Additionally, a construction schedule for Project required street and public improvements, consistent with the City approved Public Improvement Plan, shall be provided to the City Engineer.

J. Stormwater Management and Control:

1. Stormwater Control Measures and Low Impact Development: If it is determined by the City Engineer, at any time during the Project's construction plan review process towards the issuance of a grading, drainage and/or building permit(s), that the Project is not exempt from Post-Construction Stormwater Control Requirements (PCRs), then the Project must then provide Stormwater Control Measures (SCMs) and Low Impact Development (LID) strategies consistent with the City Engineer's interpretation of applicable requirements of the State Water Resources Control Board (SWRCP) Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Phase II General Permit for Storm water Discharges from Small Municipal Separate Storm Sewer Systems (the 'General Permit'), the Central Coast Regional Water Quality Control Board (RWQCB) Resolution No. R3-2013-0032 Post-Construction Storm water Management Requirements for Development Projects in the Central Coast Region (the 'PCRs'), and Sand City Municipal Code (SCMC) Chapter 13.05 regarding Storm water Management; where after, all grading and drainage requirements identified in the City approved Storm water Control Plan shall be satisfied prior to the issuance of grading, drainage, and/or building permit(s) for the Project.
2. Stormwater Management Non-Compliance: If for any reason the Project is not exempt from, and then cannot demonstrate compliance with, the State Water Resources Control Board's General Permit applicable to Sand City, the Central Coast Regional Water Quality Control Board's PCRs, or Title 13.05 of the City's Municipal Code, then grading, drainage, and/or building permits for the Project shall not be issued and CUP 646 shall then be subject to termination by the City.
3. Best Management Practices (BMPs): During all phases of construction and/or land disturbance activities related to the Project, the Project's construction contractor and sub-contractors shall implement site-specific temporary Best Management Practices (BMPs) to protect water quality and prevent storm water pollution, as required by City's municipal Storm Water Permit, Municipal Code Title 13.05 Storm Water Management, and the California Construction General Permit, as applicable. BMPs shall include, but are not limited to, erosion and sediment control, prevention of non-storm water discharges, good housekeeping and waste management practices. The Applicant shall submit an Erosion and Sediment Control Plan (ESCP) or Storm Water Pollution Prevention Plan (SWPPP), as applicable, for review and approval by the City Engineer and Planning and Building Departments prior to the issuance of any grading and/or building permit(s) or the commencement of any construction activities on the Subject Property. The ESCP or SWPPP shall indicate the appropriate site-specific BMPs to be implemented during all phases of construction. The Applicant shall complete a Stormwater Compliance Tracking form for the Project.

K. Plans and Agency Compliance:

1. Plans Examination: Construction plans/documents for the Project shall be reviewed and approved by the relevant City Departments of the City prior to City issuance of a building permits for the Project and prior to commencement of any grading or

construction on the Subject Property. Any and all requirements specified by Sand City during plan review prior to issuance of a building permit, or during construction inspections, shall be implemented to the satisfaction of the inspectors and representatives of each City Department. Construction plans/documents shall include all necessary mitigation to implement a City approved Storm water Control Plan (if required) for the Project.

2. Agency/Department Compliance: All requirements of the City's Building and Fire Departments, as well as the Seaside County Sanitation District, and Monterey County Health Department, shall be implemented to the satisfaction of the inspectors of each department/agency. All necessary permits from Monterey One Water (formerly the "Monterey Regional Water Pollution Control Agency") and/or the Seaside County Sanitation District shall be acquired by the Applicant prior to City issuance of building permits for the Project. All requirements of each aforementioned Department/Agency shall be met to the satisfaction of the City Engineer prior to issuing a certificate of occupancy for the Project.
3. Building Code: The Project shall comply with all applicable California Building Code, and City Amendments thereof, regulations in effect at time of building permit application submission to the City regarding "Live-Work Units" as adopted by the State of California and the City of Sand City.
4. Soil / Geotechnical Report: The Applicant shall submit a final soil engineering and/or geotechnical evaluation report (the "Soil Report") prepared by a California certified geologist or geotechnical engineer with all Project improvement plan submissions. The Soil Report shall ensure the Project is designed in accordance with the most current and applicable standards of the City's Building Code. The Soil Report shall include 1) standard penetration tests and bore holes to evaluate potential of seismic hazards, 2) a soils percolation test and report on percolation rates of the Subject Property to confirm that the proposed storm water infrastructure and water quality control measures will function as designed, and 3) geotechnical evaluation for all necessary aspects of the Project. Recommendations of said report shall be integrated into the Project's design at the discretion of the City Engineer.
5. Grading and Drainage Plan: The Applicant shall submit to the City a final Grading and Drainage Plan for the Project, prepared by a California Registered Civil Engineer, subject to City Engineer review and approval prior to issuance of grading and/or building permits for the Project. All grading and drainage designs for the Project shall meet City Engineer specifications, and shall be consistent with the City approved Civil and Public Improvement Plans, all City approved post-construction storm water management features, and the City approved Storm Water Control Plan (if required) for the Project.
6. Sewer and Water: The Project shall connect to existing water and sewer systems. The Project is subject to the regulations and requirements of the Monterey Peninsula Water Management District (MPWMD), California American Water (Cal-Am), Monterey One Water, and the Seaside County Sanitation District (SCSD). All

sewer and water utilities required for the Project shall be designed and constructed in accordance with the standards and specifications of the SCSD and Cal-Am to the satisfaction of the City Engineer. The Applicant shall provide approvals from both SCSD and Cal-Am for all sewer and water utilities, including the adjustment or relocation of any existing sewer clean-outs, manholes, or services and existing water valves, covers, fire hydrants, or services. The Applicant shall include a signature block for approval by SCSD and Cal-Am on the improvement plans where proposed sewer and water utilities are identified

7. Air District: Requirements of the Monterey Bay Unified Air Pollution Control Agency, that are applicable to the construction of the proposed Project, shall be implemented to that Agency's satisfaction.
8. Fire Sprinklers: Installation of fire sprinklers shall be at the discretion of, and in accordance with, the requirements of the City's Plans Examiner, Fire Department, and City Municipal Code. If a fire suppression system is required, then a fire sprinkler/suppression plan shall be submitted to the City for review and approval, and installed prior to City issuance of a certificate of occupancy for the Project. Exterior equipment related to said suppression system shall abide by the screening requirements of Condition F-2 of CUP 646 to the satisfaction of the Planning Department prior to issuance of a certificate of occupancy.
9. Cultural Resources: Construction, civil improvement, and grading plans shall include the following language:

"If archeological and/or paleontological resources (i.e. fossils) are discovered during construction, work shall be halted within fifty (50) feet of the find until a qualified professional archeologist/paleontologist can evaluate said find. The Sand City Planning Department shall be notified. If the find is determined to be significant, then appropriate mitigation measures shall be formulated and implemented."
10. Environmental Assessment Report: The Applicant shall provide the City Engineer a Phase I Environmental Assessment report with an assessment of potential hazardous materials that may be within the Subject Property. If the Phase I report identifies the presence of hazardous materials, then the Applicant shall then provide a Phase II Environmental Assessment Report to the City Engineer for review and approval; whereby the mitigation specified in the City Engineer approved Phase II Environmental Assessment shall be implemented by the Applicant prior to issuance of a certificate of occupancy for the Project.

L. Construction:

1. Construction Staging Management Plan: The Applicant shall prepare a Construction Staging Management Plan for approval by the City Planner and/or City Engineer, prior to issuance of grading or demolition permits for the Project.

2. Street Access: Construction activities shall not impede vehicular traffic on public streets. Any temporary closures of streets and/or sidewalks to accommodate construction shall be coordinated with, and subject to, the direction of the City's Chief of Police and/or Public Works Department prior to implementing any temporary street closures. Adjacent properties impacted by said closures shall be given notice no less than one (1) week prior of such closure.
3. Material/Equipment: Materials and/or equipment necessary to construct the approved Project shall not be stored and/or parked within any public right-of-way or on private property beyond the limits of Subject Property within the City unless otherwise authorized by the City's Planning Department and/or Chief of Police. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. Locate stationary noise-generating equipment as far as reasonably possible from sensitive noise receptors that adjoin or are near the construction area and/or provide an effective acoustical barrier or insulation. All internal combustion engine driven equipment shall be equipped with intake and exhaust mufflers that are in good condition and appropriate for the equipment. Security/construction fencing shall be implemented if deemed necessary by the Building Inspector and/or other City Department inspector. In no instance shall material and equipment that may cause pollution to storm water be permitted to enter or discharge to the City storm drain system. Best Management Practice (BMPs) for proper control of materials and equipment and to prevent storm water pollution, are required in accordance with the City's NPDES (National Pollutant Discharge Elimination System) storm water permit and City Code Section 13.05 regarding Storm water Management to the satisfaction of the City Engineer.
4. Construction Hours: Construction activities performed by all contractors and sub-contractors on the Subject Property shall only occur between the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 10:00 a.m. to 6:00 p.m. on Saturdays. There shall be no construction activity for this Project on Sundays unless otherwise authorized in writing by the City Manager. These periods of construction activity may be further limited if determined necessary by the City to address public nuisance issues that may arise.
5. Construction/Demolition Debris: Debris/material from construction/demolition activities shall be stored and contained away from general public access, and hauled away and disposed of in a timely and legal manner. The Project's general contractor shall implement material recovery and recycling when feasible. Construction/Demolition debris (the "C&D Materials") shall either be hauled/removed from the site by the general contractor to the Monterey Regional Waste Management District facility or by the City's franchised waste hauler. No other outside hauler is permitted in accordance with City Municipal Code sections 13.04.060 and 13.04.090. It shall be the Property Owner's and/or the Project's general contractor's responsibility to coordinate with the City's franchised waste hauler and/or maintain weight tickets for self-hauled C&D Materials. Weight tickets shall be provided to the City's Planning Department on an ongoing basis during construction and as requested by the City. In no instance shall debris from

construction activities be permitted to enter or discharge to the City's storm drain system. Best Management Practices (BMPs) for proper control of debris and to prevent storm water pollution are required to the satisfaction of the City Engineer.

6. Disturbance Coordinator: The Applicant and/or the general contractor for this Project shall designate a "disturbance coordinator" responsible for responding to complaints regarding construction activities. The City shall be provided the name and contact information of the assigned disturbance coordinator. This disturbance coordinator shall determine the cause of complaints and require and implement reasonable measures that correct those complaint issues to the satisfaction of the City.
7. Construction Signs: Construction signs may be placed on the Subject Property only during project construction, and shall be removed upon Project completion. Such signs may be placed on perimeter construction fencing or on posts, but shall not be elevated whereby the top of sign exceeds eight (8) feet in height.
8. Contractor(s) Business License: All Project contractors and sub-contractors shall obtain a City business license for the duration of Project construction. Failure of said parties to obtain a business license may impede City issuance of a certificate of occupancy for the Project.
9. Stormwater Management Control and Pollution Prevention: During all phases of Project construction, the developer and/or contractor shall employ temporary construction best management practices (BMPs) for erosion and sediment control, prevention of non-storm water discharges, and implement good housekeeping and waste management practices to protect the storm drain system and water quality as required by the City's NPDES storm water permit and City Code Section 13.05 Storm water Management, and the State of California Construction General Permit, as applicable. Plans indicating proper storm water management, control, and BMP implementation during construction shall be submitted to the City with construction plans and shall be subject to review and approval of the City's Building Official and City Engineer prior to issuance of any grading and/or building permit for the Project.

M. General Requirements:

1. Water Runoff: Construction activity and final use of the Subject Property shall not create or allow water run-off in excess of existing conditions in accordance with Chapter 13.05 of the Sand City Municipal Code regarding Storm Water Management. The method of on-site drainage control, for both construction work and the final development project, shall be in accordance with City Code Chapter 13.05 and the approved Storm water Control Plan as approved by the City Engineer.
2. Water Allocation: Prior to City issuance of a building permit for the Project, the property owner and/or Applicant shall obtain the necessary water permit(s) from the Monterey Peninsula Water Management District (the "MPWMD") for the Project as authorized by CUP 646. Approval of CUP 646 does not grant the Applicant and/or

property owner any right and/or privilege to any allocation of water by the City of Sand City or other agency/entity. Any allocation of water to the Subject Property and Project from the City's Water Entitlement (desalination facility) shall be at the discretion of the City Council of Sand City. If the City takes action to deny an allocation of water necessary for the Project, in accordance with the determination and regulations of the MPWMD, then Conditional Use Permit 646 shall may be subject to termination by the City Council unless the Project is modified to utilize only that water credit, as recognized by MPWMD, available to the Subject Property.

3. Violation: If the City determines any term or condition of CUP 646 has been violated, written notice shall be issued to the developer and/or property owner, that if such violation is not corrected and/or removed within a specified time, a 'cease and desist' or 'stop order' may be issued, followed by a potential public hearing, where the City Council may consider amending or revoking CUP 646 and may then order said Permits amended or revoked.
4. Interpretation: Any questions of intent or interpretation regarding any condition of CUP 646 shall be resolved by the Sand City Planning Department.
5. Indemnity: To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees, consultants, and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the Applicant to attack, set aside, or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.
6. The issuance of CUP 646 shall not supersede or override any applicable requirements of any other City, County, State, or Federal agency.

PASSED AND ADOPTED, Conditional Use Permit 646, inclusive of all specified conditions/requirements for the Project's site plan and architecture within CUP 646, is hereby approved by the City Council of Sand City, this ___ day of December, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

APPROVED:

Connie Horca, Acting City Clerk

Mary Ann Carbone, Mayor

Signatures continued on following page...

Signatures continued from previous page.

Signature by City Planner certifies that Conditional Use Permit 646 contains the conditions specified by the City Council in approving said Permit.

Charles Pooler, City Planner

APPLICANT ACCEPTANCE (CUP 646)

Conditional Use Permit 646 are hereby accepted upon the express terms and conditions hereof, and the undersigned agrees to strictly conform to and comply with each and all of the said terms and conditions.

DATED: _____

BY: _____
Applicant

CONSENT OF OWNER (CUP 646)

Consent is hereby granted to the permittee to proceed with the City approved Project, in accordance with the terms and conditions of Conditional Use Permit 646.

DATED: _____

BY: _____
Property Owner

**AGENDA ITEM
7A.**

**Consideration of City RESOLUTION
Approving a Contract with 4leaf, Inc. to
Provide Comprehensive Building Services,
including but not limited to, Building
Permit Issuance, Building Inspections
Services, Building Plan Review Services,
Code Enforcement, and Building Official
Oversight and Response {this item
continued from the November 17, 2020
Council meeting}**



City of Sand City

Staff Report

Agenda
Item

7A

TO: Honorable Mayor and City Council Members
FROM: Aaron Blair, City Manager
DATE: November 17, 2020 (December 1, 2020 Council Meeting)
SUBJECT: Contract with 4Leaf, Inc. to provide comprehensive Building Services, including but not limited to, building permit issuance, building inspections services, building plan review services, code enforcement, and Building Official oversight and response.

Discussion:

The City of Sand City (City) has contracted with the City of Monterey (Contractor) on an as-needed basis since 1994. The Building Services agreement was amended and extended in 2011 and again in July 2020. The current term of the agreement with Contractor expires June 30, 2021. Upon review of City revenue and services, and in light of significant staffing changes with the Contractor, the City notified the Contractor on August 18, 2020 that the City would be issuing an RFQ for Building Services to see what additional options are available to the City.

On August 13, 2020, the City invited interested firms and individuals to submit written qualifications to provide Building Services to the City. On September 4, 2020, the City received three RFQ proposals.

The three firms that submitted qualifications and estimates are listed below.

CSG Consultants
4Leaf, Inc
GPS Solution

After review and analysis of all proposals, staff determined that 4Leaf, Inc. was the best qualified to meet the needs of the City based on, but not limited to, the following;

- Strong qualifications package highlighting their expertise, experience, staff, and depth of resources. They appear to have all of the necessary in-house resources to accommodate all of Sand City's building department and code enforcement service needs in addition to Fire Code plan check and inspection services. Their plan check review process can accommodate building and fire code compliance of large projects such as South of Tioga, that would alleviate the need to out-source large project reviews and inspections.
- Strong credentials in building department services covering many aspects such as plan review, permit issuance, fire, life, and safety, and code enforcement.
- Team of highly experienced staff, many with local experience directly related to work that would be performed in Sand City

- Team appears to be responsive to Sand City needs. This organization can work with either paper or digital application submissions, which demonstrates flexibility to getting the project completed regardless of the form of submission. They also can-do digital scanning of any paper submissions, simplifying the application and routing process for City staff.

Staff further felt that 4Leaf had the most comprehensive ability, at the most competitive price, to provide Building Services for the City.

4Leaf is a full-service building services firm with a large pool of staff to provide building inspection, building permit technicians, plan review engineers and building official services. 4Leaf also offered competitive rates for services closest to our current fee structure and has capacity to look at our fee structure and propose better cost recovery. The City currently has a contract for building and inspection services with 4Leaf for the South of Tioga project.

Staff also believes 4Leaf will provide significant expertise to aid in the transition from the current Contractor database to our own database for better customer service. The City is in the process of implementing the IWORQ cloud-based database application for all Planning Permits, Historic Inventory, Housing and Code Compliance case records. The City's goal is to use IWORQ for Building Permit data as well, to have all property data in one database. 4Leaf has assisted other jurisdictions, such as Half Moon Bay and San Juan Bautista, transition Building Services data and applications into IWORQ.

In addition, staff finds that 4LEAF provides extensive local knowledge. One of the team members, John Kuehl, has already served as building official, plan reviewer, and inspector for Sand City and other municipalities in the region in his previous role as Chief Building Official for the City of Monterey. The City currently has a contract for building and inspections services with 4Leaf for the South of Tioga project which has had positive results thus far.

Fiscal Impact:

The Fiscal Year 2020-2021 Budget already funds these services. The Building Services budget is always dependent on building permit activity and fees. The proposed fee schedule is on par with our current fee schedule (Exhibit B).

CEQA:

The contract is an administrative activity and does not constitute a 'project' under the California Environmental Quality Act (CEQA) CCR, Title 14, Chapter 3 ("CEQA Guidelines), Article 20, Section 15378). In addition, the contract is not subject to CEQA as there is no potential for it resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. CEQA Guidelines, Section 15378(a).

Recommendation:

Staff recommends that the City Council authorize the City Manager to negotiate and enter into a contract with 4Leaf, Inc. for comprehensive building services in substantially the same form as

the contract at Exhibit A. In addition, staff recommends that the City Council authorize the City Manager to terminate the contract for building services with the City of Monterey per the contract requirements.

**CITY OF SAND CITY
RESOLUTION SC _____ , 2020**

**RESOLUTION OF THE CITY COUNCIL OF SAND CITY APPROVING A
CONTRACT WITH 4LEAF, INC. TO PROVIDE COMPREHENSIVE BUILDING
SERVICES, INCLUDING BUT NOT LIMITED TO, BUILDING PERMIT ISSUANCE,
BUILDING INSPECTIONS SERVICES, BUILDING PLAN REVIEW SERVICES, CODE
ENFORCEMENT, AND BUILDING OFFICIAL OVERSIGHT AND RESPONSE**

WHEREAS, on August 13, 2020, the City invited interested firms and individuals to submit written qualifications to provide Building Services to the City; and

WHEREAS, on September 4, 2020, the City received three RFQ proposals. The three firms that submitted qualifications and estimates are CSG Consultants, 4Leaf, Inc, GPS Solution; and

WHEREAS, after review and analysis of all proposals, staff determined that 4Leaf, Inc. was the best qualified to meet the needs of the City; and

WHEREAS, the proposed City Building Services Agreement, attached as Exhibit A and incorporated herein by reference, with 4Leaf, Inc., is hereby found to be most appropriate to meet the needs of the City of Sand City and is hereby accepted; and

WHEREAS, the 4Leaf Inc. Fee Schedule, attached as Exhibit B and incorporated herein by reference, is hereby accepted and approved with the understanding that this Fee Schedule may be updated periodically, subject to review and approval by the City Council of Sand City.

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

1. 4Leaf Inc. is hereby selected to serve as Sand City's building inspection and plan check provider in accordance with the building services agreement terms attached hereto and incorporated herein as "Exhibit A" and the terms of said building services agreement as outlined in "Exhibit B", with key points of that building services agreement reiterated as follows;
 - a. Plan check service will be provided on an as-needed basis and charged to the City of Sand City at seventy-five percent (75%) of the building permit plan check fees collected for an applicable project at a not-to-exceed annual amount of \$100,000.
2. The attached City Building Services Agreement (Exhibit A), and Fee Schedule (Exhibit B) are accepted and approved.
3. The City Manager is directed and authorized to execute the attached City Building Services Agreement in substantially the same form as the attached documents.
4. The term of the City Building Service Agreement will be for a three-year period beginning January 1, 2020 through January 1, 2023.
5. 4Leaf Inc. will maintain a current Sand City Business License throughout the term of the Service Agreement.

Resolution SC ____, 2020

PASSED AND ADOPTED by the City Council of Sand City this _____ day of November, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Connie Horca, Acting City Clerk

Mary Ann Carbone, Mayor

CITY OF SAND CITY
PROFESSIONAL SERVICE AGREEMENT FOR NON-CONSTRUCTION PROJECT

This Agreement made this _____ day of _____, 20____ (the "Effective Date"), by and between the CITY OF SAND CITY, a municipal corporation, hereinafter referred to as "CITY", and _____, a [California Corporation], hereinafter referred to as "Consultant" (together referred to the "Parties").

In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

I. TERM

The term of the Agreement will begin on _____, 2020 and shall end on _____, 202____, unless sooner terminated pursuant to the provisions of this Agreement. The Agreement may be reviewed and renewed annually. No modification to the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto.

II. SERVICES

Subject to the terms and conditions set forth in this Agreement, CONSULTANT shall provide to the CITY the services described in the Scope of Work in Exhibit A, attached hereto and incorporated herein as though set forth in full. To the extent that Exhibit A is a proposal from CONSULTANT, such proposal is incorporated only for the description of the scope of services and no other terms and conditions from any such proposal shall apply to this AGREEMENT unless specifically agreed to in writing. Unless otherwise explicitly stated in Exhibit A, CONSULTANT shall at its sole cost and expense furnish all facilities and equipment which may be required for completing the tasks set forth in Exhibit A. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, this Agreement shall prevail.

III. PERFORMANCE

CONSULTANT shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. CONSULTANT shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of CONSULTANT hereunder in meeting its obligations under this AGREEMENT.

IV. TIME

CONSULTANT shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in section III (Performance) and to satisfy CONSULTANT'S obligations hereunder.

V. ASSIGNMENT OF PERSONNEL

CONSULTANT shall assign only competent personnel to perform services pursuant to his Agreement. In the event that CITY, in its sole discretion, at any time during the term of the Agreement, desires the reassignment of any such persons, CONSULTANT shall, immediately upon receiving notice from CITY of such desire, reassign such person or persons.

VI. PAYMENT

- A. The CITY agrees to pay CONSULTANT monthly for services performed and reimbursable costs, in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit B, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. This amount shall not exceed _____ (\$ _____ .00) for the total term of the Agreement unless additional payment is approved as provided in this Agreement. Except as specifically authorized by CITY in writing, CONSULTANT shall not bill CITY for duplicative services performed by more than one person. Fees for work performed by CONSULTANT on an hourly basis shall not exceed the amounts shown on the compensation schedule attached hereto as Exhibit A. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.
- B. CONSULTANT shall not be compensated for any services rendered in connection with its performance of this AGREEMENT which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City Manager. CONSULTANT shall be compensated for any additional services in the amounts and in the manner as agreed to by City Manager and CONSULTANT at the time CITY's written authorization is given to CONSULTANT for the performance of said services. The City Manager may approve additional work not to exceed ten percent (10%) of the amount of the AGREEMENT, but in no event shall such sum exceed twenty-thousand dollars (\$20,000.00). Any additional work in excess of this amount shall be approved by the City Council of Sand City.
- C. CONSULTANT will submit invoices monthly for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Invoices shall include a task summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement. For each work item and task, a copy of the applicable time sheets shall be submitted showing the name of the person doing the work , the hours spent by each person,

a brief description of the work, and each reimbursable expense. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the CITY disputes any of CONSULTANT's fees it shall give written notice to CONSULTANT within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice. Any final payment under this AGREEMENT shall be made within forty-five (45) days of receipt of an invoice. In no event shall CONSULTANT submit an invoice for an amount in excess of the maximum amount of compensation provided above for either a task or the entire Agreement, unless the Agreement is properly modified in writing prior to the submission of such an invoice.

VII. SUSPENSION OR TERMINATION OF AGREEMENT

- A. The CITY may at any time, for any reason, with or without cause, suspend or terminate this AGREEMENT, or any portion hereof, upon written notification to CONSULTANT. Upon receipt of said notice, the CONSULTANT shall immediately cease all work under this AGREEMENT, unless the notice provides otherwise. If the CITY suspends or terminates a portion of this AGREEMENT such suspension or termination shall not make void or invalidate the remainder of this AGREEMENT.
- B. CONSULTANT may cancel this Agreement upon 30 days written notice to CITY and shall include in such notice the reasons for cancellation.
- C. In the event this AGREEMENT is terminated pursuant to this Section, the CITY shall pay to CONSULTANT the actual value of the work performed up to the time of termination; CITY may however condition payment of such compensation upon CONSULTANT delivering to CITY any and all Documents prepared in connection with this Agreement. Upon termination of the AGREEMENT pursuant to this Section, the CONSULTANT will submit an invoice to the CITY pursuant to Section 6.
- D. The parties may amend this Agreement only by a writing signed by all the parties.
- E. All obligations arising prior to the termination of this Agreement and all provision of this agreement allocating liability between the CITY and CONSULTANT shall survive the termination of this Agreement.
- F. If CONSULTANT materially breaches any of the terms of this Agreement, CITY's remedies shall include, but not be limited to, the following:
 - a. Immediately terminate the Agreement
 - b. Retain all Documents and other work product prepared by CONSULTANT pursuant to this Agreement

- c. Retain a different consultant to complete the work described in an given task order not finished by Consultant; and/or

VIII. OWNERSHIP OF DOCUMENTS

- A. CONSULTANT shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by CITY that relate to the performance of services under this AGREEMENT. CONSULTANT shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. CONSULTANT shall provide free access to the representatives of CITY or its designees at reasonable times to such books and records; shall give CITY the right to examine and audit said books and records; shall permit CITY to make transcripts or copies therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this AGREEMENT. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment. CONSULTANT understands that all such records may be subject to the examination and audit of the State Auditor or as part of any audit of the CITY.

- B. Upon completion of, or in the event of termination or suspension of this AGREEMENT, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents, in electronic or other form, prepared in the course of providing the services to be performed pursuant to this AGREEMENT (“Documents”) shall become the sole property of the CITY and may be used, reused, or otherwise disposed of by the CITY in connection with the project for which CONSULTANT’S services are provided under this AGREEMENT and without the permission of the CONSULTANT. With respect to computer files, CONSULTANT shall make available to the CITY, at the CONSULTANT’s office and upon reasonable written request by the CITY, the necessary computer software and hardware for purposes of accessing, compiling, transferring, copying and/or printing computer files. CONSULTANT hereby grants to CITY all right, title, and interest, including any copyright, in and to the documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared by CONSULTANT in the course of providing the services under this AGREEMENT.

IX. INDEMNIFICATION AND DEFENSE

- A. Indemnity**

To the fullest extent permitted by law, CONSULTANT shall indemnify and hold harmless CITY and any and all of its officials, employees, contractors and agents (“Indemnified Parties”) from and against any and all claims, losses, liabilities, damages, costs and expenses, including legal counsel’s fees and costs, caused in whole or in part by the negligent, reckless or wrongful act, error or omission of CONSULTANT, its officers, agents, employees or subconsultants (or any agency or individual that CONSULTANT shall bear the legal liability thereof) in the performance of services under this AGREEMENT. CONSULTANT’s duty to indemnify and hold harmless CITY shall not extend to the CITY’s sole or active negligence. This indemnification obligation is not limited by any limitation on the amount or type of damages available under any applicable insurance coverage and shall survive the expiration or termination of this Agreement with respect to any liability arising during the term of the Agreement. With respect to third party claims against the CONSULTANT, CONSULTANT waives any and all rights of any type to express or implied indemnity against the Indemnified Parties.

B. Duty to defend

In the event the CITY, its officers, employees, agents and/or volunteers are made a party to any action, lawsuit, or other adversarial proceeding arising from the performance of the services encompassed by this AGREEMENT, and upon demand by CITY, CONSULTANT shall defend the CITY at CONSULTANT’s cost or at CITY’s option, to reimburse CITY for its costs of defense, including reasonable attorney’s fees and costs incurred in the defense of such matters to the extent the matters arise from, relate to or are caused by CONSULTANT’s negligent acts, errors or omissions. Payment by CITY is not a condition precedent to enforcement of this indemnity.

C. California Civil Code Section 2782.8

Notwithstanding the foregoing, to the extent that the CONSULTANT’s services are subject to California Civil Code Section 2782.8, the above indemnity, including the cost to defend, shall be limited to the extent required by California Civil Code Section 2782.8.

X. INSURANCE

CONSULTANT shall maintain prior to the beginning of and for the duration of this AGREEMENT insurance coverage as specified in Exhibit C attached to and part of this AGREEMENT.

XI. INDEPENDENT CONSULTANT

- A. CONSULTANT is and shall at all times remain as to the CITY a wholly independent consultant and/or independent contractor and not an employee of CITY. The personnel performing the services under this AGREEMENT on behalf of CONSULTANT shall at all times be under CONSULTANT's exclusive direction and control. Neither CITY nor any of its officers, employees, or agents shall have control over the conduct of CONSULTANT or any of CONSULTANT's officers, employees, subcontractors or agents, except as set forth in this AGREEMENT. CONSULTANT shall not at any time or in any manner represent that it or any of its officers, employees, subcontractors or agents are in any manner officers, employees, or agents of the CITY. CONSULTANT shall not incur or have the power to incur any debt, obligation, or liability whatever against CITY, or bind CITY in any manner.

- B. No employee benefits shall be available to CONSULTANT in connection with the performance of this AGREEMENT. Except for the fees paid to CONSULTANT as provided in the AGREEMENT, CITY shall not pay salaries, wages, or other compensation to CONSULTANT for performing services hereunder for CITY. CITY shall not be liable for compensation or indemnification to CONSULTANT for injury or sickness arising out of performing services hereunder.

XII. LEGAL RESPONSIBILITIES

The CONSULTANT shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this AGREEMENT. The CONSULTANT shall at all times observe and comply with all such laws and regulations. The CITY, and its officers, consultants and employees, shall not be liable at law or in equity occasioned by failure of the CONSULTANT to comply with this Section.

XIII. UNDUE INFLUENCE/CONFLICT OF INTEREST

CONSULTANT declares and warrants that no undue influence or pressure was used against or in concert with any officer or employee of the CITY in connection with the award, terms or implementation of this AGREEMENT, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the CITY has or will receive compensation, directly or indirectly, from CONSULTANT, or from any officer, employee or agent of CONSULTANT, in connection with the award of this AGREEMENT or any work to be conducted as a result of this AGREEMENT. Violation of this Section shall be a material breach of this AGREEMENT entitling the CITY to any and all remedies at law or in equity. CONSULTANT may not serve other clients whose activities within the corporate limits of CITY or whose business regardless of location would place CONSULTANT in a "conflict of interest" as that term is

defined in the Political Reform Act, California Government Code section 81000 et seq.

XIV. NO BENEFIT TO ARISE TO LOCAL EMPLOYEES

No member, officer, or employee of CITY, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any Agreement or sub-Agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this AGREEMENT.

XV. RELEASE OF INFORMATION/CONFLICTS OF INTEREST

- A. All information gained by CONSULTANT in performance of this AGREEMENT shall be considered confidential and shall not be released by CONSULTANT without CITY's prior written authorization. CONSULTANT, its officers, employees, agents, or subconsultants, shall not without written authorization from the City Manager, or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this AGREEMENT or relating to any project or property located within the CITY. Response to a subpoena or court order shall not be considered "voluntary" provided CONSULTANT gives CITY notice of such court order or subpoena.
- B. CONSULTANT shall promptly notify CITY should CONSULTANT, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request ("Discovery"), court order, or subpoena from any person or party regarding this AGREEMENT and the work performed there under or with respect to any project or property located within the CITY, unless the CITY is a party to any lawsuit, arbitration, or administrative proceeding connected to such Discovery, or unless CONSULTANT is prohibited by law from informing the CITY of such Discovery. CITY retains the right, but has no obligation, to represent CONSULTANT and/or be present at any deposition, hearing, or similar proceeding as allowed by law. Unless CITY is a party to the lawsuit, arbitration, or administrative proceeding and is adverse to CONSULTANT in such proceeding, CONSULTANT agrees to cooperate fully with CITY and to provide the opportunity to review any response to discovery requests provided by CONSULTANT. However, CITY's right to review any such response does not imply or mean the right by CITY to control, direct, or rewrite said response.

XVI. NOTICES

Any notices which either party may desire to give to the other party under this AGREEMENT must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To CITY: City of Sand City
1 Pendergrass Way
Sand City, CA 93955
Attention: Aaron Blair, City Manager

To CONSULTANT: _____

XVII. ASSIGNMENT

The CONSULTANT shall not assign the performance of this AGREEMENT, nor any part thereof, nor any monies due hereunder, without prior written consent of the CITY. Because of the personal nature of the services to be rendered pursuant to this AGREEMENT, only CONSULTANT shall perform the services described in this AGREEMENT. Upon termination of this Agreement, CONSULTANT's sole compensation shall be payment for actual services performed up to, and including, the date of termination or as may be otherwise agreed to in writing between CITY and the CONSULTANT.

Before CONSULTANT retains or contracts with any subcontractor, CONSULTANT shall provide CITY with the identity of the proposed CONSULTANT, a copy of the proposed written contract between CONSULTANT and such subcontractor which shall include an indemnity provision similar to the one provided herein and identifying CITY as an indemnified party, or an incorporation of the indemnity provision provided herein, and proof that such proposed subcontractor carries insurance at least equal to that required by this AGREEMENT or obtain a written waiver from CITY for such insurance.

XVIII. LICENSES

At all times during the term of this AGREEMENT, CONSULTANT, its employees, agents, and any subcontractors shall have in full force and effect, all licenses, permits, qualifications and approvals required of it by law for the performance of the services described in this AGREEMENT. In addition, CONSULTANT and any subcontractors shall obtain and maintain during the term of this Agreement a valid Sand City business license.

XIX. GOVERNING LAW

The CITY and CONSULTANT understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this AGREEMENT and also govern the interpretation of this Agreement. Any litigation concerning this AGREEMENT shall be brought and maintained in the Superior Court of the State of California in and for the County of Monterey or in the United States District Court for the Central District of California.

XX. ENTIRE AGREEMENT

This AGREEMENT contains the entire understanding between the parties relating to the obligations of the parties described in this AGREEMENT. All prior or contemporaneous Agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this AGREEMENT or with respect to the terms and conditions of this AGREEMENT, are merged into this AGREEMENT and shall be of no further force or effect. Each party is entering into this AGREEMENT based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

XXI. SEVERABILITY/NO IMPLIED WAIVER OF BREACH

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

The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any breach of that term or any other term of this Agreement.

XXII. ATTORNEYS FEES

If a party to this Agreement brings any action to enforce or interpret this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled.

XXIII. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this AGREEMENT on behalf of CONSULTANT warrants and represents that he/she has the authority to execute this AGREEMENT on behalf of the CONSULTANT and has the authority to bind CONSULTANT to the performance of its obligations hereunder. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

IN WITNESS WHEREOF, the parties hereto have caused this AGREEMENT to be executed the day and year first above written.

CONSULTANT

By: _____
(Signature)

(Typed Name)

(Title)

CITY OF SAND CITY

Aaron Blair, City Manager

ATTEST:

Connie Horca/ Acting City Clerk

APPROVED AS TO FORM:

By: _____
Vibeke Norgaard, City Attorney

Attachments:	Exhibit A	Consultant's Proposal
	Exhibit B	Fee Schedule
	Exhibit C	Insurance Requirements

EXHIBIT A
CONSULTANT'S PROPOSAL



Aaron Blair
City Manager
City of Sand City
1 Pendergrass Way
Sand City, CA 93955

September 4, 2020

RE: Qualifications to Provide Building Division Services for the City of Sand City.

Dear Mr. Blair,

4LEAF, Inc. (4LEAF) is excited to have the opportunity to submit our qualifications to provide professional As-Needed Building Department Services for the City of Sand City (City). 4LEAF has been providing these services for numerous public and private clients throughout California for more than 20 years and is looking forward to the opportunity to provide these services for the City. 4LEAF is the ideal choice for the following reasons:

Experience with Sand City

4LEAF currently works with the City providing plan review and inspection services on large scale projects such as the Target remodel and South of Tioga development. 4LEAF is also approved to provide as-needed code enforcement services with the City.

Local Clientele

Currently, we are supplying similar services to nearly 200 public agencies throughout California including the nearby municipalities such as the cities of **Sand City, Monterey, San Juan Bautista, Hollister, Pacific Grove, Santa Cruz, Capitola, Greenfield, and the counties of Monterey, San Benito, and Santa Clara.**

Depth of Resources

4LEAF has a proven track record of providing building officials, inspectors, permit technicians, and plan review engineers typically **within 24 hours of request**. Our local and proposed staff include:

- John Kuehl, CBO – Proposed Building Official
- Scott Martin, PE – Proposed Plan Review Engineer
- Bob Tucker – Proposed Building Inspector
- Minnie Arredondo – Proposed Administrative Assistance
- Christopher Fowler, CBO, OSHPD A – Proposed Building Code Interpretation
- Ron Greisenger – Proposed Fire Code Interpretation
- Al Fasulo – Proposed Code Enforcement Officer

Leadership

The contract with the City of Sand City will be managed by John Kuehl, CBO. John has a proven track record of success working with neighboring cities and counties.

4LEAF, Inc.
2126 Rheem Drive
Pleasanton, CA 94588

Office: (925) 462-5959
Cell: (831) 596-8759
Email: jkuehl@4leafinc.com

Respectfully submitted,

4LEAF, Inc.


Craig Tole
Director of Development Services



Section B: Qualifications & Experience

4LEAF, Inc. (4LEAF) is a California "C" Corporation that was established in 1999 and incorporated in 2001. Our extensive team of engineers and managers are fully equipped with training and experience that help inform the plan review, project inspection, and on-call inspection services they provide to municipal Building and Public Works Departments. Our goal is to set the industry standard for excellent customer service, and we have grown to **more than 300 personnel (including more than 175 Building Inspectors)** throughout California, Washington, Nevada, and New England.

Principal/Management Team:

President: Kevin Duggan

(P) – (925) 462-5959 (E) – kduggan@4leafinc.com

Vice President: Bert Gross, P.E.

(P) – (916) 965-0010 (E) – bgross@4leafinc.com

Vice President: Gene Barry, P.E.

(P) – (925) 462-5959 (E) – gbarry@4leafinc.com

Director: Craig Tole

(C) – (925) 580-4055 (E) – ctole@4leafinc.com

Bay Area - Corporate Office

2126 Rheem Drive
Pleasanton, CA 94588

Sacramento Office

8896 North Winding Way
Fair Oaks, CA 95628

Southern California Area Office

5140 Birch Street, Second Floor
Newport Beach, CA 92660

Washington Office

1201 Pacific Avenue, Suite 600
Tacoma, WA 98402

New England Office

132 Central St., STE 210
Foxboro, MA 02035

4LEAF Consulting, LLC

125 E. Reno Ave. Suite 3
Las Vegas, NV 89119

4LEAF maintains the **largest database of qualified personnel of varied qualifications.**

<i>Title</i>	<i># of Staff</i>	<i>Title</i>	<i># of Staff</i>
ICC Certified Plans Examiners	40+	ICC Certified Inspectors & Inspectors of Record	175+
ICC Certified Building Officials	18	Registered Architects	3
Registered Engineers (PE, SE)	20	ICC Permit Technicians	29
Code Enforcement Staff (PC832)	12	CASp	9
Construction Managers/Inspectors	40+	Fire Plan Check and Inspection	17

4LEAF has a proven track record of reviewing and inspecting projects of all sizes and complexities including:

- High-Profile Type B Commercial Construction
- City/County-Owned Facilities
- Large Campuses
- Fire Recovery Services
- Stadiums/Arenas
- Commercial Office Parks
- Detention/Criminal Justice Facilities
- Essential Service Facilities
- Laboratories
- Military Projects

- Refinery Facilities
- Site Work
- Waterfront
- Multi-Family Projects
- Health Care Facilities
- Transportation Facilities
- Commercial Shopping Centers
- Marijuana Facilities
- Large-Scale Residential / Master Planned
- Power & Energy



As an experienced firm, 4LEAF has approaches to working with clients that differ from those you might encounter with a large corporation. ***The 4LEAF philosophy is to be the best firm by providing our clients with outstanding customer service and first-rate plan review and inspection services. We put our philosophy into action by building client relationships and prioritizing the needs of our clients—this has led us to become the industry leader in providing Building Department Services to both public and private clients throughout California.***

4LEAF has provided plan review and inspection services for numerous projects including marijuana facilities office campuses, parking garages, transportation facilities, city/county-owned buildings, universities, public schools, hospitals, sports arenas, infrastructure, essential service facilities, solar projects, and laboratories. 4LEAF has also performed thousands of plan reviews on residential properties and tenant improvements.

4LEAF’s staff has a depth of experience in working with all types of building structures and has performed inspection and plan review services on more than \$25 billion dollars in construction during the past 20 years. We have worked with planning and building departments in the construction, rehabilitation, and repair of both public and private buildings as well worked with design review and preservation boards to determine the design criteria and associated project requirements of building improvements. In addition, our staff have performed inspections and plan reviews for public and private building structures for compliance with life-safety and Americans with Disabilities Act (ADA) accessibility requirements.

Basic Services Provided by Firm

Building Department Services	Fire Prevention Services	Construction Management & Public Works Inspection
<ul style="list-style-type: none"> • Jurisdictional Inspectors <ul style="list-style-type: none"> ❖ Residential & Commercial • OSHPD/DSA Inspectors of Record • ICC Certified Plan Review • California Certified Accessibility Specialists (Inspection & Review) • Leed Accredited Professionals • ICC Certified Building Officials • Complete Building Department Services • In House & Off-Site Plan Review • Property Condition Surveys • Fire Recovery Program Services 	<ul style="list-style-type: none"> • Annual Business Inspections • Fire Reviews • ICC Certified and State Fire Marshal Staff • Complete Fire Prevention Services • In House Plan Review • Offsite Plan Review • Code and Standards • Community Public Education and Safety Training 	<ul style="list-style-type: none"> • Construction Management Plans • Constructability and Baseline Reviews • Contractor Compliance • Stakeholder Coordination • Submittals & RFI’s Review Performing Claims Analysis • Construction Inspections • Process Change Orders • Review Contractor Pay Estimates • Construction Monitoring & Reporting • Well/Septic • Wastewater Treatment Plant • Civil Plan Review

Firm’s Financial Stability

4LEAF is a financially stable company and many of our contracts are multi-year, which provides a large base for stability, a significant backlog of funding, and the support for many in-house resources. **During the past 20 years, 4LEAF’s reputation for technical excellence and corporate integrity has allowed us to grow our staff and expand our services into new areas.** We presently have seven offices located throughout California, Nevada, Washington, and New England. We have a staff of more than 300 certified and employees available to serve our clients and ensure that any needs are met with friendly, accommodating, and experienced assistance.



Plan Review

4LEAF plan reviews approximately 10,000 plans each year and has the depth of experience in providing consultant services on a variety of projects. Our project history includes City/County owned properties, laboratories, military projects, transportation projects, office buildings, criminal justice facilities, health care facilities, and high-profile Type B commercial construction projects. Our project history includes:

- Wynn Casino, Everett, MA – (\$2.6 Billion)
- County of San Mateo – Project Development Unit (\$1 Billion)
- City of Cupertino – Main Street Cupertino (\$300 Million)
- Administrative Office of the Courts – (\$200 Million)
- University of California Davis Projects (\$175 Million)
- City of Cupertino – Apple Campus 2 Parking Garages (\$130 Million)
- City of Palo Alto – VMware (\$125 Million)
- City of Livermore – Fire/Building Reviews for Paragon Outlet Mall – Phases 1 & 2 (\$100 Million)
- County of Stanislaus – County Jail Buildings 1, 2, and 3 (\$90 Million)
- County of Calaveras – Adult Detention Facility and Administration Building (\$68 Million)
- City of Winters – PG&E Gas Operations Training Facility (\$65 Million)
- City of East Palo Alto – University Plaza (\$65 Million)
- City of Pleasanton – Clorox Campus (\$60 Million)
- City of Palo Alto – College Terrace (\$50 Million)
- City of Dublin – Ross Headquarters (\$50 Million)
- Tuolumne County – Juvenile Detention Center (\$35 Million)
- City of Palo Alto – Stanford Hospital Parking Garage and Visitors Center (\$32 Million)
- City of Monterey – Conference Center Renovation (\$25 Million)

Project Inspection

4LEAF is California's leader in Project Inspection Services. Here is a list of our recently completed or in-progress commercial projects:

Building Projects

- Apple Campus 2 (\$6 Billion)
- VMware (\$1.3 Billion)
- County of San Mateo – PDU (\$1 Billion)
- San Jose State (\$600 Million)
- Taube-Koret CJL (\$350 Million)
- California Dept. of Parks and Recreation (DPR) (\$250 Million)
- CalPoly YakPityntyu Student Housing (\$200 Million)
- St. Joseph's Hospital, Stockton, CA (\$120 Million)
- BART Dublin Station, Dublin, CA (\$116 Million)
- Lawrence Berkeley National Lab CRTF (\$115 Million)
- Los Angeles Downtown Park (\$100 Million)
- Stockton Ball Park and Arena (\$100 Million)
- Calaveras County Jail (\$68 Million)

Public Works Projects

- Apple Campus 2 (\$6 Billion)
- Clark County I-215 Interchange (\$50 Million)
- Amtrak Extension, Sac RT (\$40 Million)
- America's Cup Marina (\$25 Million)
- Richmond Field Station (\$25 Million)
- City of Pacifica EQ Basin (\$17 Million)
- Yosemite Slough, Candlestick Pt. (\$14 Million)
- PG&E Gas Pipeline Replacement (\$10 Million)
- Downtown Burlingame Utilities (\$8 Million)
- W. Sacramento Capitol Ave (\$7 Million)
- W. Sacramento Tower Bridge (\$6 Million)
- Auburn Blvd, Citrus Heights (\$5 Million)
- City of Cotati Train Depot (\$1.7 Million)



Plan Review Services

4LEAF will provide plan review for any and all types of structures to ensure compliance with all adopted codes, local ordinances (including Tier 1 of Cal Green, if required) and state and federal laws that pertain to Building and Safety, and for compliance with the adopted International Code Council (ICC) Building, Plumbing, Electrical, Mechanical, National Fire Protection codes and standards, and the Accessibility and Noise and Energy Conservation requirements as mandated by the State of California Title 24, State of California Water Efficient Landscape Ordinance, the State of California Certified Access Specialist (CAsp) compliance, and all other applicable ordinances. ***Types of projects we provide these services for include; Single-Family Dwellings, Multi-Family Dwelling Units, Commercial, and Industrial.***

On-Site Review Work Plan

4LEAF can supply Registered Professional Engineers to the City of Sand City to work on-site performing structural plan review and non-structural reviews at the Jurisdiction’s discretion. 4LEAF currently performs this service for several different jurisdictions throughout California.

**County of Sonoma
City of Palo Alto
City of Livermore
City of Pleasanton
Livermore/Pleasanton Fire Dept. (LFPD)
City of Roseville
Menlo Park Fire Protection District**

**City of Pacific Grove
County of San Joaquin
Town of Paradise
City of Hollister
City of Gilroy
City of Sacramento
County of San Benito**

Off-Site Review Work Plan

4LEAF can work effectively with design teams and assist Public Works, Planning, Fire, and Building Departments in the construction, rehabilitation, and repair of both public and private projects. Our experience includes checking for compliance with the structural, life-safety, accessibility, plumbing, mechanical, electrical, fire, and local codes/ordinances.

Approach

We understand that the specific building plan review responsibilities will include, but are not limited to:

- Examining plans, drawings, specifications, computations documents, soils reports, and any additional data;
- Ascertaining whether projects are in accordance with applicable building and fire codes, and City ordinances, including but not limited to Title 24 and Title 25;
- Performing such reviews as, structural, MEP, green building, fire, and life safety, grading and drainage;
- Reviewing plans to ensure conformity to the required strengths, stresses, strains, loads, and stability as per the applicable laws;
- Reviewing plans to ensure conformity with use and occupancy classification, general building heights and areas, types of construction, fire resistance construction and protection systems, means of egress, accessibility, structural design, soils, and foundations; and masonry;
- Providing additional plan review services as requested by the City;
- Conducting all plan review at the City Department or, as needed, at a site mutually agreed upon in writing and;
- Supplying all plan review staff with all code books and other basic professional references.



4LEAF Plan Review QA/QC Process for all Reviews

Task 1 – Project Tracking Set-up

The first step of our process will be to set up the project in our system to enable 4LEAF and the City of Sand City to track the progress of the review. Our plan tracking procedures are designed to track each submittal throughout the review process and maintain accurate and comprehensive records for each submittal.

Task 2 - Complete Submittal Review

Upon receiving the plans from the City, 4LEAF will triage (preliminary plan review performed by 4LEAF plan review project lead) the submittal to verify that the submittal received is complete (i.e., all pertinent plans, calculations, reports, and other related documents) in order that we can begin our review. If the submitted package is incomplete, we will communicate with the City to discuss the deficient documents needed to proceed with our review.

Task 3 - Plan Review Assignment

After the triage process is performed and a complete package is verified, the project will be assigned to the most qualified Plans Examiner and a turnaround time will be established. We will log each application into our database the same day the plans are received to assure that they are routed in a timely manner and to allow for daily project tracking.

Task 4 - Plan Review

4LEAF will provide the project contact (Developer, Contractor, Architect, or Engineer) desired by the City of Sand City with a list of any items needing correction and clarification to comply with applicable building codes, ordinances, and regulations. A correction list will be created based on the missing codes and ordinances.

Task 5 - Quality Control

Prior to submitting the plan review correction list to the City, the designated plan review project lead will review the correction list for adherence to applicable codes and ordinances as well as for accuracy and completeness. After completion of our quality control review a correction list will be e-mailed to a designated staff member at the City of Sand City or as directed by the City of Sand City. The correction list and a 4LEAF transmittal form will include the following information: a description of the work, type of construction, occupancy group, square footage, number of floors, and sprinkler requirements.

Task 6 - Plan Review Rechecks

Plans received for rechecks will be reviewed for conformance. Our goal is to actively work with the designers to resolve all unresolved issues after our second review. If it appears that there are complicated issues that might cause a project to go beyond our second review, we will communicate directly with the designer to resolve these concerns.

Task 7 - Project Approval

Once the final plan reviews are completed and ready for approval, 4LEAF will organize the plans and supporting documents per the City of Sand City processing requirements and return them to the City, along with our letter of completion.



Turn-Around Times

4LEAF has a tremendous reputation for completing projects on-time and under budget. 4LEAF’s plan review team is widely recognized for quick turn-around times and prompt service. Off-site plan reviews are performed at our office, with plans transmitted by personal delivery or overnight service. The standard turn-around time is within 10 business days for residential plan reviews and within 10 days for commercial/industrial plan reviews; however, these timeframes are negotiable based on your needs. **4LEAF also provides Fire Plan Review services.**

Type of Plans	Transportation	Initial Review	Resubmittal Review	2 nd Resubmittal Review	Expedited Review	Expedited Resubmittal
*Residential	< 24 Hours (pick up & delivery)	< 10 Days	< 5 Days	< 5 Days	< 5 Days	< 3 Days
**Multi-Family	< 24 Hours (pick up & delivery)	< 10 Days	< 5 Days	< 5 Days	< 5 Days	< 3 Days
Commercial	< 24 Hours (pick up & delivery)	< 10 Days	< 5 Days	< 5 Days	< 5 Days	< 3 Days
***Large Commercial > 15,000 s.f.	< 24 Hours (pick up & delivery)	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable

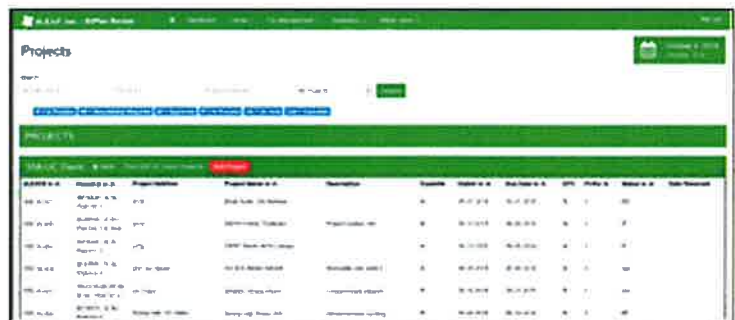
**Larger complex plan reviews can be negotiated to achieve the best possible pricing. 4LEAF has a proven track record of working with municipalities to provide expedited reviews with special discounted pricing.*

Pick-up of all plans will be performed by 4LEAF staff within 24 hours of the City’s phone call or e-mail. 4LEAF prefers to pick-up and deliver the plans in person to communicate information that may be pertinent to the project and maintain consistent communication. At no additional cost, 4LEAF staff will transport the plans to and from the City upon a phone call to the 4LEAF office or simply e-mail for “pick-up” to pickup@4leafinc.com.

Document Control & Electronic Plan Review

When plans and documents are received for review, 4LEAF’s Plan Review Manager and Document Control Technician analyzes the project, creates a job number, and completes a Job Setup Sheet. This form highlights both jurisdiction and project specific design criteria and notes applicable contact information. Jobs are transmitted through 4LEAF’s easily accessed EZPlan Review portal which tracks initial and subsequent reviews and is open for view by the customer. The City and their customers can view 4LEAF’s plan control log through **EZPlan Review Portal**.

Plans then get distributed for review to a 4LEAF team consisting of a Plan Review Engineer or Architect (a licensed state professional) and/or an ICC Certified Plans Examiner, as applicable. Our staff then performs their function of analyzing the plans and documentation for effective conformance to the California Codes, referenced construction standards, and County amendments. Code review methodology entails





“The Effective Use of the CBC” reinforced through proprietary and jurisdictional checklists. When complete, the Plan Review Manager overviews the project for quality control purposes and forwards comments or approvals to the pre-designated contacts.

4LEAF’s EZPlan Review

EZPlan Review is our in-house tracking software that acts as a communication tool between 4LEAF and the jurisdictions we work with. The use of EZPlan makes communication easy. This web portal allows users visualize project due dates, notes, and status updates so that projects can be followed from start to finish. Additionally, 4LEAF provides electronically stamped and uploaded copies of approved project plans, a value which saves clients time and resources. With the use of EZPlan, 4LEAF hopes to provide a level of ease and transparency during the plan review process.

Electronic Plan Review

4LEAF has successfully implemented and used Bluebeam for electronic review of files to help eliminate the use of paper and take the plan review workflow to a whole new level. 4LEAF’s offices are equipped with large scale monitors for easy review of plans. Bluebeam Revu combines powerful PDF editing, markup, and collaboration technology with reliable file creation.



Additional Technologies

Having served more than 100 jurisdictions, 4LEAF and our staff are knowledgeable and have experience working with a variety of different technologies for Electronic Plan Review, Permit Tracking, and Building Inspections. 4LEAF’s experience with tracking technologies include but are not limited to:



Structural Only Review

Upon request, 4LEAF will perform “structural only” reviews for the County. 4LEAF can communicate directly with the designers via email, in-person meetings, and through our EZPlan Review system. 4LEAF prefers PDF files for “structural only” reviews as they allow several Structural Engineers to review plans together should there be design-related questions. The majority of 4LEAF’s plan review engineers have a design background and work well with project designers.

Certified Access Specialist (CASp)

4LEAF has nine Certified Access Specialists on staff. We have performed CASp inspections, plan review projects, and have consulted on numerous construction projects for accessibility questions and advice.



CASp Inspector	Certification No.	Expiration
Sarah Deyhimi, P.E.	CASp-876	03/13/2022
Jerry Thome	CASp-104	09/14/2021
Mike Anderson, P.E.	CASp-328	09/22/2021
Peter Oliver	CASp-818	04/11/2021
David Rashé, CBO	CASp-213	06/23/2021
Scott Wungluck	CASp-560	04/29/2023
Brent Hipsher, CBO	CASp-422	04/12/2021
William Holl, AIA	CASp-509	12/6/2021
Edward Fang, P.E.	CASp-227	6/24/2024



Inspection Services

4LEAF maintains the largest database of qualified inspectors of varied qualifications. Inspectors vary from current full-time inspection staff, idle staff (temporarily between assignments), and pre-qualified staff which include inspectors who are available subject to client demand. 4LEAF's inspectors are all ICC Certified and experienced working within a municipal work environment. 4LEAF will provide inspectors with all the necessary tools, equipment, and current code books sufficient to facilitate all required inspections. 4LEAF can provide interim or full-time inspectors same-day or within one business day.

We maintain an on-call database for as-needed requests with our clients. 4LEAF utilizes this service for more than 140 municipalities.

Building Department Staffing Sheet

Monthly Inspection Assignment Schedule

	Brentwood	Burien	Calaver	Camp	Col Poly	Crt Mac	Cup	Dublin	EPA	Fremont	Folsom	Galt	Glory	Hayward	Hickory	Holister	Kent	Lafreep	Liv	Liver	Mendoc	Mesa P	Mono Fire	Modesto	Yuba
3-Oct	ME/W	R52			RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			8	JD	BA	TS/L			EC			R5T
1-Oct	ME/W	R52			RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			8	JD	BA	IL	GM		EC	SB		R5T
4-Oct	ME/W	R52			RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			8	JD	BA	TS/L			EC	SB		R5T
5-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	IL			EC	SB		R5T
6-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
7-Oct	ME	R52	BL	TN	RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
8-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
10-Oct	ME/W	R52	BL	TN	RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			6	JD	BA	IL	GM		EC	SB		R5T
11-Oct	ME/W	R52	BL	TN	RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7.5	JD	BA	TS/L			EC	SB	R5T	IT
12-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	IL			EC	SB		R5T
13-Oct	ME/W	R52	BL	TN	RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
14-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
17-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	IL	GM		EC	SB		R5T
18-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
19-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
20-Oct	ME	R52	BL		RS/HC	FM	GC			ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
21-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
22-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
23-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
24-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
25-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
26-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
27-Oct	ME	R52	BL		RS/HC	FM				ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
30-Oct	ME	R52	BL		RS/HC	FM	GC			ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
31-Oct	ME	R52	BL		RS/HC	FM	GC			ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	IL	GM		EC	SB		R5T
1-Nov	ME	R52	BL		RS/HC	FM	GC			ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
2-Nov	ME	R52	BL		RS/HC	FM	GC			ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T
3-Nov	ME	R52	BL		RS/HC	FM	GC			ME27N/RM	ID/CN/L	GO	DH/CP			7	JD	BA	TS/L			EC	SB		R5T

Inspection Options

Periodic Inspection Services → Available Next Day

4LEAF can fulfill inspection requests immediately upon request including same day. 4LEAF has a wealth of local and available inspectors ready to serve the City of Sand City. In addition, 4LEAF has a proven track record of providing such services to a number of different building departments.

Part-Time Inspection Services → Available Next Day

4LEAF will provide the City with part-time inspectors upon request. 4LEAF can provide part-time staff within 24 hours of request for any duration of time. 4LEAF's Project Manager will work closely with the department to identify the right personnel and determine the appropriate work schedule.

Full-Time Inspection Services → Available Two Days or Less

4LEAF can provide full-time inspectors upon request. 4LEAF provides this service regularly to many clients throughout the Central Coast, Sacramento Valley, Peninsula/South Bay, East Bay, and Central Valley.

Project Specific Inspection Services → Available Two Days or Less

4LEAF is often tasked with providing inspection services to large projects on behalf of municipalities. 4LEAF currently handles large-scale projects for such clients as the City of Palo Alto, City of Cupertino, etc. These projects are developer funded into a separate City account which is distributed to 4LEAF using a separate invoice and contract number. This is particularly helpful to fast paced projects looking for continuous inspection services over a short period of time (i.e. 6 – 36 Months).



On Call Building Department Staff Services

4LEAF has a proven record of accomplishment of providing Permit Technician/Counter staff to jurisdictions. The 4LEAF pool of talented professionals includes qualified and experienced permit technicians capable of providing all permit processing and counter services. 4LEAF can deploy such staff on short notice and offer training programs for department staff, if required.

Our staff encompasses the right combination of experience, education, and certifications. 4LEAF Permit Technician Staff must be experienced and dedicated to serving the public at the Planning and Building Department counter.

Typical duties include:

- Accepting Plans for Plan Check
- Verification that Plans are accurate and complete
- Calculate Permit Fees
- Explain ordinances and procedures to owners, contractors, developers, architects, and general public
- Assist with preparation of permit applications
- Receive Plans for Planning and Building permits and route to various agencies (if requested)
- Accept complaints on code violations, process, and record complaints
- Answer telephone for field and office staff
- Process inspection requests
- Maintain files for building permits
- Operate Building Department’s computerized information system
- Input variety of information including building permits and inspections
- Complete related duties and responsibilities as assigned by Building Official and Senior staff members

4LEAF has numerous of Permit/Counter Technicians on staff, many whom are currently assigned to Building Departments throughout the state. All staff will have the materials, resources, tools, and training required to perform the job.

Building Department Services Placement Schedule

Building Department Staff	Interim	Full-Time
Permit Technician (ICC Certified)	Less Than 2 Days	Less Than 5 Days
Assistant Permit Technician/ Counter Staff	Less Than 2 Days	Less Than 5 Days
Building Official	Less Than 2 Days	Less Than 15 Days

Public Works Inspection Services

In addition to building inspection, 4LEAF *has an experienced staff that provides public works inspection*. Our team has supported numerous projects for on-call construction management and inspection services contracts for clients such as the California Department of Parks and Recreation and numerous local municipalities. Our many public works projects include light-rail extension projects, water/sewer systems, roadways, and bridges. Our team of qualified public works inspectors is available should you have needs in this area.

EXHIBIT B
FEE SCHEDULE



Section F: Hourly Rate and Fee Structure

2020-2021 FEE SCHEDULE & BASIS OF CHARGES

For the City of Sand City

All Rates are Subject to Basis of Charges

NATURE OF BUILDING SERVICES	COST STRUCTURE
Plan Review & CASp Services	Plan Review Percentage Cost: 75% * Fee includes initial review and two (2) rechecks. Plan Review Hourly Cost: \$160/hr CASp Review: \$160/hour Fire Review: \$160/hour

Staff Augmentation Services

Interim Chief Building Official	\$140/hour
On-Site Plan Review Engineer (SE or PE)	\$160/hour
On-Site Non-Structural Plans Examiner	\$110/hour
Senior Lead Inspector/Project Inspector	\$140/hour
Project Inspector	\$120/hour
Certified Building Inspector I	\$90/hour
Certified Building Inspector II	\$105/hour
Commercial Inspector/Building Inspector III	\$115/hour
Fire Inspector	\$155/hour
Training Building Inspector	\$75/hour
Code Enforcement Officer	\$85/hour
Administrative Support	\$60/hour
Permit Technician	\$68/hour
Senior Permit Technician	\$75/hour
Permit Manager (Project based)	\$90/hour
Inspector of Record (including DSA or OSHPD)	\$140/hour
Public Works Inspector (Prevailing Wage)	\$149/hour
OSHPD Inspector	\$140/hour
Principal Planner	\$150/hour
Associate Planner	\$120/hour
Hourly overtime charge per inspector	1.5 x hourly rate
Mileage (for inspections performed within the City)	IRS Rate + 20%

*Rates will be communicated with the City Management at time of request. Rates will vary based on the qualifications and experience of the personnel.



BASIS OF CHARGES

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

- All invoicing will be submitted monthly.
- Staff Augmentation work (excluding plan review) is subject to 4-hour minimum charges unless stated otherwise. Services billed in 4-hour increments unless negotiated differently in writing.
- Most plan reviews will be done in 10 business days or less and 5 business days or less for re-checks. This is not inclusive of holidays or the day of the pick-up of plans.
- Expedited reviews will be billed at 2x the hourly rates listed in Section 5: Professional Services Fees.
- All plan review services will be subject to 2-hour minimum fee.
- 4LEAF assumes that these rates reflect the 2020-2021 contract period. A 3% escalation for 2022 and 2023 is negotiable per market conditions.
- Overtime and Premium time will be charged as follows:
 - Regular time (work begun after 5AM or before 4PM) 1 x hourly rate
 - Nighttime (work begun after 4PM or before 5AM) 1.125 x hourly rate
 - Overtime (over 8 hours M-F or Saturdays) 1.5 x hourly rate
 - Overtime (over 8 hours Sat or 1st 8 hours Sun) 2 x hourly rate
 - Overtime (over 8 hours Sun or Holidays) 3 x hourly rate
- Overtime will only be billed with prior authorization of the Chief Building Official, Public Works Director, or other responsible designated City personnel.
- All work with less than 8 hours' rest between shifts will be charged the appropriate overtime rate.
- Mileage, driven during the course of inspections will be charged at cost plus 20%.
- Payment due on receipt. All payments over 30 days will be assessed a 1.5% interest charge.
- Client shall pay attorneys' fees, or other costs incurred in collecting delinquent amounts.

EXHIBIT C**INSURANCE REQUIREMENTS**

Without limiting CONSULTANT's indemnification of CITY, and prior to commencement of Work, CONSULTANT shall obtain, provide and maintain at its own expense during the term of this AGREEMENT, policies of insurance of the type and amounts described below and in a form satisfactory to CITY.

General liability insurance. CONSULTANT shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than \$1,000,000 per occurrence, \$2,000,000 general aggregate, for bodily injury, personal injury, and property damage. The policy must include contractual liability that has not been amended. Any endorsement restricting standard ISO "insured contract" language will not be accepted.

Automobile liability insurance. CONSULTANT shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with Work to be performed under this AGREEMENT, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than \$1,000,000 combined single limit for each accident.

Professional liability (errors & omissions) insurance. CONSULTANT shall maintain professional liability insurance that covers the Services to be performed in connection with this AGREEMENT, in the minimum amount of \$1,000,000 per claim and in the aggregate. Any policy inception date, continuity date, or retroactive date must be before the effective date of this AGREEMENT and CONSULTANT agrees to maintain continuous coverage through a period no less than three (3) years after completion of the services required by this AGREEMENT.

Workers' compensation insurance. CONSULTANT shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least \$1,000,000).

CONSULTANT shall submit to CITY, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of CITY, its officers, agents, employees and volunteers.

Umbrella or excess liability insurance. [Optional depending on limits required]. CONSULTANT shall obtain and maintain an umbrella or excess liability insurance policy with limits that will provide bodily injury, personal injury and property damage liability coverage at least as broad as the primary coverages set forth above, including commercial general liability, automobile liability, and employer's liability. Such policy or policies shall include the following terms and conditions:

- A drop down feature requiring the policy to respond if any primary insurance that would otherwise have applied proves to be uncollectible in whole or in part for any reason;
- Pay on behalf of wording as opposed to reimbursement;
- Concurrency of effective dates with primary policies;
- Policies shall “follow form” to the underlying primary policies; and
- Insureds under primary policies shall also be insureds under the umbrella or excess policies.

Other provisions or requirements

Proof of insurance. CONSULTANT shall provide certificates of insurance to CITY as evidence of the insurance coverage required herein, along with a waiver of subrogation endorsement for workers’ compensation. Insurance certificates and endorsements must be approved by City’s Risk Manager prior to commencement of performance. Current certification of insurance shall be kept on file with CITY at all times during the term of this contract. CITY reserves the right to require complete, certified copies of all required insurance policies, at any time.

Duration of coverage. CONSULTANT shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the Work hereunder by CONSULTANT, his agents, representatives, employees or subconsultants.

Primary/noncontributing. Coverage provided by CONSULTANT shall be primary and any insurance or self-insurance procured or maintained by CITY shall not be required to contribute with it. The limits of insurance required herein may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of CITY before the CITY’s own insurance or self-insurance shall be called upon to protect it as a named insured.

City’s rights of enforcement. In the event any policy of insurance required under this AGREEMENT does not comply with these specifications or is canceled and not replaced, CITY has the right but not the duty to obtain the insurance it deems necessary and any premium paid by CITY will be promptly reimbursed by CONSULTANT or CITY will withhold amounts sufficient to pay premium from CONSULTANT payments. In the alternative, CITY may cancel this AGREEMENT.

Acceptable insurers. All insurance policies shall be issued by an insurance company currently authorized by the Insurance Commissioner to transact business of insurance or is on the List of Approved Surplus Line Insurers in the State of California, with an assigned policyholders’ Rating of A- (or higher) and Financial Size Category Class VI (or larger) in accordance with the latest edition of Best’s Key Rating Guide, unless otherwise approved by the City Manager.

Waiver of subrogation. All insurance coverage maintained or procured pursuant to this Agreement shall be endorsed to waive subrogation against CITY, its elected or appointed officers, agents, officials, employees and volunteers or shall specifically allow CONSULTANT or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. CONSULTANT hereby waives its own right of recovery against CITY, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

Enforcement of contract provisions (non estoppel). CONSULTANT acknowledges and agrees that any actual or alleged failure on the part of the CITY to inform CONSULTANT of non-compliance with any requirement imposes no additional obligations on the CITY nor does it waive any rights hereunder.

Requirements not limiting. Requirements of specific coverage features or limits contained in this Section are not intended as a limitation on coverage, limits or other requirements, or a waiver of any coverage normally provided by any insurance. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be all inclusive, or to the exclusion of other coverage, or a waiver of any type. If the Consultant maintains higher limits than the minimums shown above, the CITY requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY.

Notice of cancellation. Consultant agrees to oblige its insurance agent or broker and insurers to provide to CITY with a thirty (30) day notice of cancellation (except for nonpayment for which a ten (10) day notice is required) or nonrenewal of coverage for each required coverage.

Additional insured status. General liability policies shall provide or be endorsed to provide that CITY and its officers, officials, employees, and agents, and volunteers shall be additional insureds under such policies. This provision shall also apply to any excess/umbrella liability policies.

Prohibition of undisclosed coverage limitations. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to CITY and approved of in writing.

Separation of insureds. A severability of interests provision must apply for all additional insureds ensuring that Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the insurer's limits of liability. The policy(ies) shall not contain any cross-liability exclusions.

Pass through clause. CONSULTANT agrees to ensure that its subconsultants, subcontractors, and any other party involved with the project who is brought onto or involved in the project by CONSULTANT, provide the same minimum insurance coverage and endorsements required of CONSULTANT. CONSULTANT agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. CONSULTANT agrees that upon request, all Agreements with consultants, subcontractors, and others engaged in the project will be submitted to CITY for review.

City's right to revise specifications. The CITY reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the CONSULTANT ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the CONSULTANT, the CITY and CONSULTANT may renegotiate CONSULTANT's compensation.

Self-insured retentions. Any self-insured retentions must be declared to and approved by CITY. CITY reserves the right to require that self-insured retentions be eliminated, lowered, or replaced by a deductible. Self-insurance will not be considered to comply with these specifications unless approved by CITY.

Timely notice of claims. CONSULTANT shall give CITY prompt and timely notice of claims made or suits instituted that arise out of or result from CONSULTANT's performance under this AGREEMENT, and that involve or may involve coverage under any of the required liability policies.

Additional insurance. CONSULTANT shall also procure and maintain, at its own cost and expense, any additional kinds of insurance, which in its own judgment may be necessary for its proper protection and prosecution of the work.

**AGENDA ITEM
7B.**

**Consideration and Approval of City
RESOLUTION Granting the City Manager
Authorization to Execute a Water
Assignment Agreement and Assign up to
0.174 Acre-Feet of Water from the Sand
City Water Entitlement for the Greg
Hawthorne Commercial Building Addition
Project at 460 Elder Avenue (APN 011-237-
022)**

CITY OF SAND CITY

STAFF REPORT

NOVEMBER 17, 2020
(For City Council Meeting on December 1, 2020)

TO: Mayor and City Council

FROM: Charles Pooler, City Planner

SUBJECT: Water Allocation for Commercial Development Project - at 460 Elder Ave.

BACKGROUND

At the September 5, 2017 Council Meeting, the City Council approved a land entitlement and development permit (CUP 628) for Greg Hawthorne (the "Property Owner") authorizing facade enhancements to an existing 5,845 square foot building and the construction of a 2,925 square foot 2-story attached building addition (the "Project") on a 7,200 square foot property at 460 Elder Avenue (APN 011-237-022) in Sand City (the "Subject Property"). There is existing water credit of 0.409 acre-feet per year (af/y) for the existing 5,845 building that will remain and a 0.034 af/y credit for a 483 square foot 1-story structure to be demolished on the Subject Property. Additional water allocation is needed to supplement on-site credit to accommodate the additional floor area of the building addition. Therefore, the Project is dependent upon the City allocating water from its Water Entitlement (desalination facility), in subsidizing existing on-site credit, in order to proceed.

CALCULATIONS

New Project Water Demand:

The building addition is a 2-story 2,925 square foot (floor area) attached commercial addition. Water calculations for the Project consist of the new commercial building floor area, an existing credit from the 483 sq.ft. commercial building to be demolished, and the site's landscaping.

Commercial: The commercial floor area of the building addition is 2,925 square feet. The intended and approved use for the building addition will be storage, which is classified as a "Group I" occupancy as defined by the Monterey Peninsula Water Management District (MPWMD). Manufacturing is also a Group I classification. A Group I use of 2,925 square feet requires 0.205 af/y.

Landscaping: Water requirements for landscaping are calculated using the MPWMD's "Water Efficient Landscape Worksheet" (see Exhibit E). This Project will provide 115.97 square feet of new landscaping, using drought tolerant species and a drip irrigation system; which will require an allocation of .003 af/y (rounded up from 0.00294 af/y).

Existing On-Site Credit: There is a credit of 0.034 af/y from an existing 483 square foot structure that will be demolished. This structure needs to be removed to make way for the new building addition.

After deducting the existing on-site water credit, the Project needs an allocation of 0.174 af/y from the City for the building addition and new landscaping. The calculations and water estimates of City staff (above) and the Project's Architect are subject to MPWMD staff's final determination prior to issuance of a water permit and a building permit for the Project; however, the MPWMD will not evaluate any project's water demand until that project's construction and landscape plans are ready for building permit issuance and all water necessary is assigned to the property. The building department signed off and approved the construction drawings on 11/17/20; however, neither the Engineering nor Planning Departments have yet approved the plans, subject to a proper lot/parcel merger that reflects the project is addressed.

RECOMMENDATION

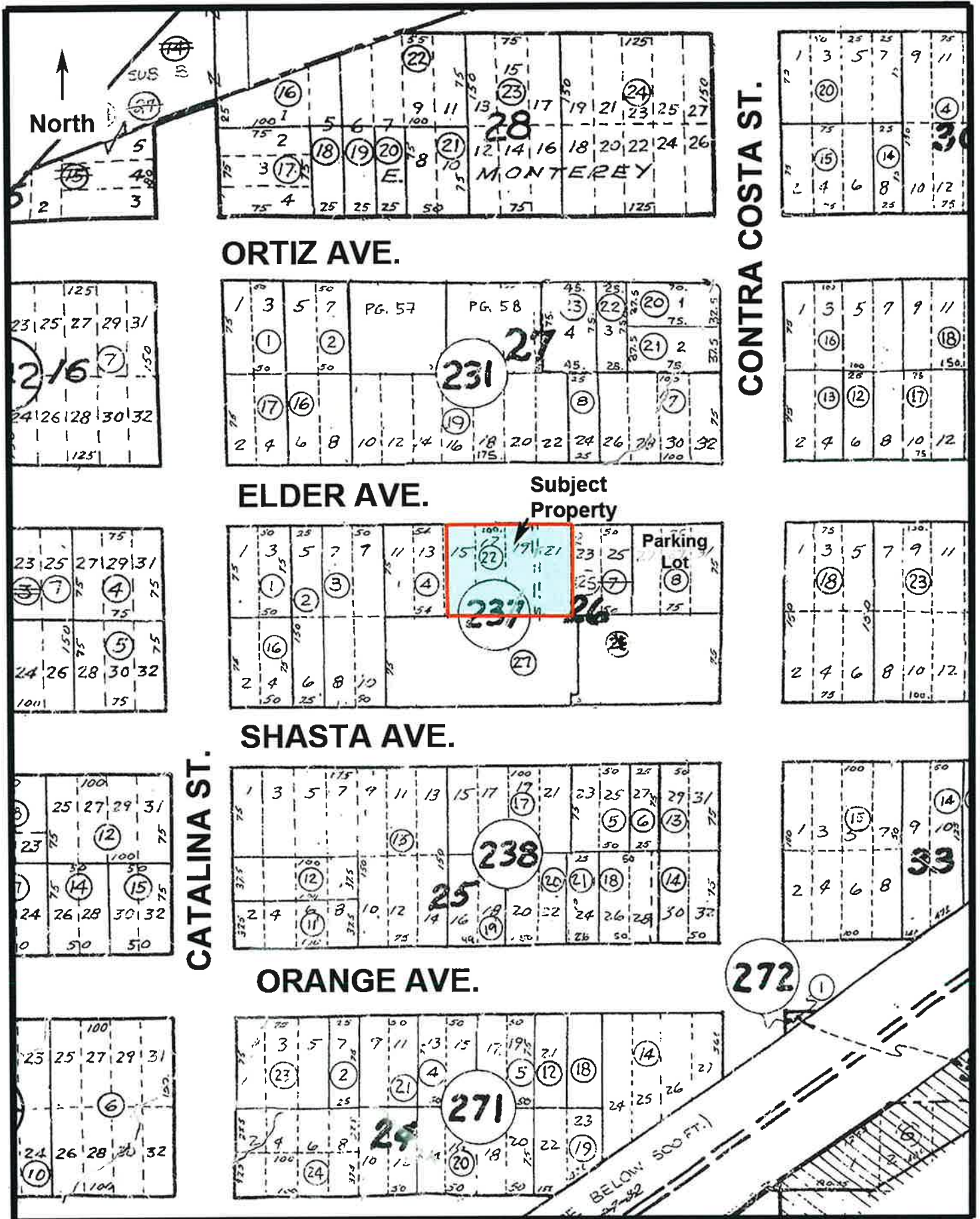
Staff recommends the City Council **APPROVE** the attached draft resolution allocating 0.174 af/y to the Subject Property, subsidizing existing on-site credit, for the approved Project. Approving the allocation at this time will enable staff to complete recording of the allocation so that the MPWMD can review the project.

Exhibits:

- A. Location Map
- B. Aerial Map (via Google Earth)
- C. Site Photos (via Google Earth)
- D. Site Plan (from construction drawings)
- E. Staff Water Calculation Worksheets

Attachments:

- 1. Draft Water Assignment Agreement
- 2. Draft Resolution authorizing the execution of a water assignment agreement and assign up to 0.174 acre-feet/year of water allocation from the City's Water Entitlement (desalination facility).



Location Map

EXHIBIT A



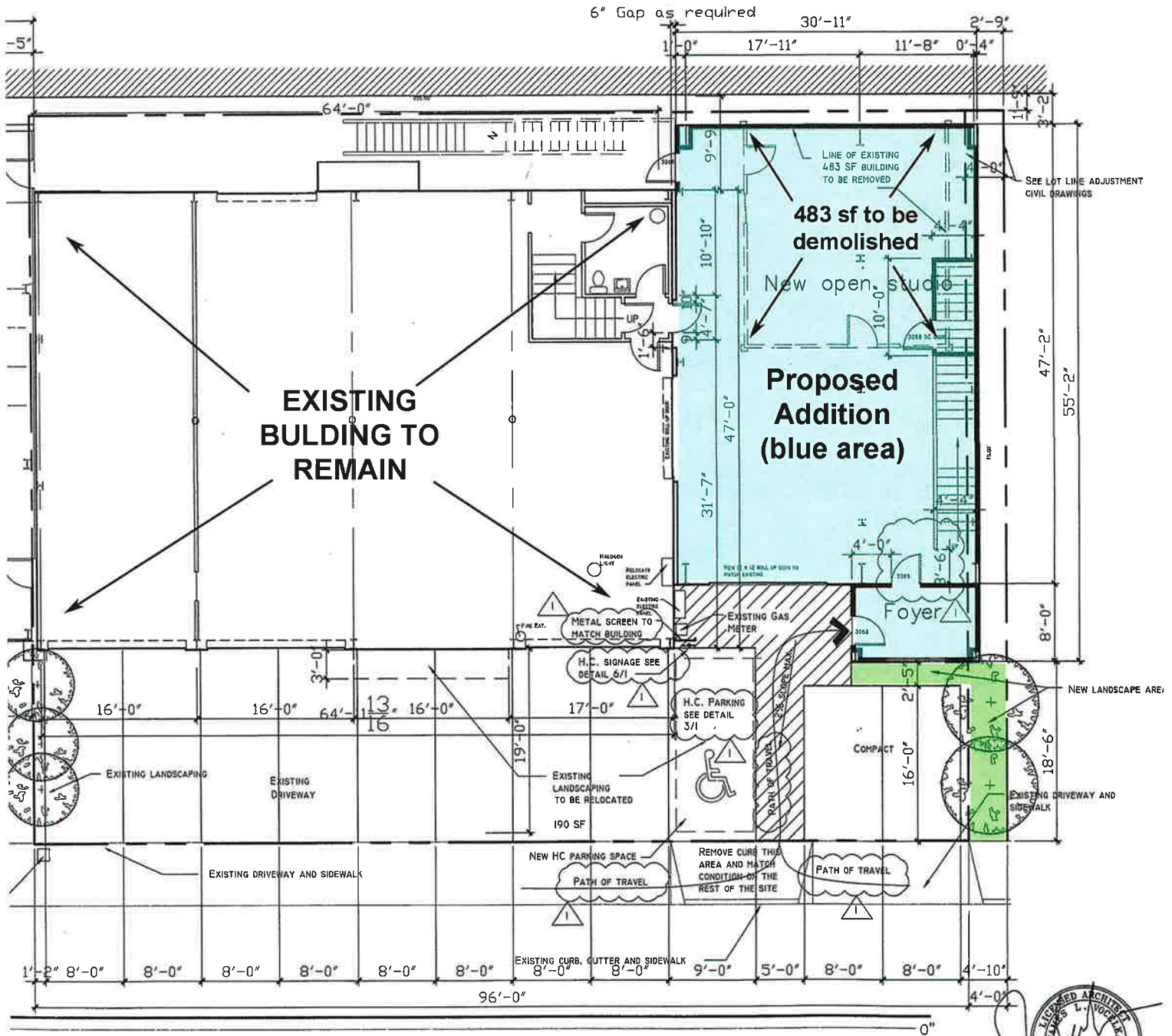
Aerial Map

EXHIBIT B



Photographs (Via Google Earth)

EXHIBIT C



Site Plan (from construction plans)

EXHIBIT D

TOTAL NECESSARY WATER ALLOCATION
Greg Hawthorne @ 460 Elder Avenue

CREDIT:	
Existing Residential On-Site Credit	0.000
Existing Commercial On-Site Credit	0.034
Total On-Site Credit	0.034

NEW DEMAND:	
New Commercial Water Demand	0.205
New Residential Water Demand	0.000
New Landscaping Water Demand	0.003
Total New Water Demand	0.208

Allocation needed for Project	0.174
--------------------------------------	--------------

**New Commercial Water
Hawthorne Commercial Project - 460 Elder Avenue**

	ITEM	Sq.Ft.		FACTOR		ACRE-FEET
GROUP I - Low to Moderate Use	square footage (floor area)	2925	x	0.00007	=	0.20475

GROUP II - High Use	square footage (floor area)		x	0.0002	=	0
----------------------------	-----------------------------	--	---	--------	---	---

GROUP III - Miscellaneous

	ITEM	#		FACTOR	UNIT	ACRE-FEET
Assisting Living (more than 6 beds)	# of beds		x	0.085	per bed	0
Beauty Shop / Dog Grooming	# of stations		x	0.0567	AF/station	0
Child Care	# of children		x	0.0072	AF/child	0
Dormitory	# of rooms		x	0.04	AF/room	0
Gas Station	# of gas pumps		x	0.0913	AF/pump	0
Laundromat	# of wash machines		x	0.2	AF/machine	0
Meeting Hall	square footage		x	0.00053	AF/sq.ft.	0
Motel/Hotel/Bed & Breakfast	# of rooms		x	0.1	AF/room	0
rooms w/ large tubs (add to room factor)	# of large bathtubs		x	0.03	AF/tub	0
						0

Plant Nursery	Square Footage		x	0.00009	AF/sf total land	0
Public Toilets	# of toilets		x	0.058	AF/toilet	0
Public Urinals	# of urinals		x	0.036	AF/urinal	0
Zero Water consumptino Urinal(s)	# of urinals		x	0	n/a	0
Restaurant (general/bar)	# of seats		x	0.02	AF/seat	0
Restaurant (24-hour / Fast Food)	# of seats		x	0.038	AF/seat	0
Self-Storage	# of storage units		x	0.0008	AF/storage unit	0
Skilled Nursing	# of beds		x	0.12	AF/bed	0
Spa	# of spas		x	0.05	AF/spa	0
Swimming Pool	pool surface area		x	0.02	AF/100 sf surface area	
Theater	# of seats		x	0.0012	AF/seat	0

LANDSCAPING:				
500 sq.ft. or less of landscaping	How many square feet?	173		(see Water Efficient Landscape Worksheet)
501 or more square feet of landscaping	How many square feet?			(see Water Efficient Landscape Worksheet)

Commercial Water - CREDIT
Hawthorne Commercial Project @ 460 Elder Avenue

	ITEM	Sq.Ft.	FACTOR	ACRE-FEET
GROUP I - Low to Moderate Use	square footage (floor area)	483	x 0.00007	= 0.03381

GROUP II - High Use	square footage (floor area)		x 0.0002	= 0
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	ITEM	#	FACTOR	UNIT	ACRE-FEET
GROUP III - Miscellaneous	Assisting Living (more than 6 beds)	# of beds	x 0.085	per bed	= 0
	Beauty Shop / Dog Grooming	# of stations	x 0.0567	AF/station	= 0
	Child Care	# of children	x 0.0072	AF/child	= 0
	Dormitory	# of rooms	x 0.04	AF/room	= 0
	Gas Station	# of gas pumps	x 0.0913	AF/pump	= 0
	Laundromat	# of wash machines	x 0.2	AF/machine	= 0
	Meeting Hall	square footage	x 0.00053	AF/sq.ft.	= 0
Motel/Hotel/Bed & Breakfast	# of rooms	x 0.1	AF/room	= 0	
	rooms w/ large tubs (add to room factor)	# of large bathtubs	x 0.03	AF/tub	= 0
				= 0	

Irrigated areas not adjacent	Provide Landscape Plan	MAWA	n/a
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Plant Nursery	Square Footage	x 0.00009	AF/sf total land	= 0
Public Toilets	# of toilets	x 0.058	AF/toilet	= 0
Public Urinals	# of urinals	x 0.036	AF/urinal	= 0
Zero Water consumptino Urinal(s)	# of urinals	x 0	n/a	= 0
Restaurant (general/bar)	# of seats	x 0.02	AF/seat	= 0
Restaurant (24-hour / Fast Food)	# of seats	x 0.038	AF/seat	= 0
Self-Storage	# of storage units	x 0.0008	AF/storage unit	= 0
Skilled Nursing	# of beds	x 0.12	AF/bed	= 0
Spa	# of spas	x 0.05	AF/spa	= 0
Swimming Pool	pool surface area	x 0.02	AF/100 sf surface area	= 0
Theater	# of seats	x 0.0012	AF/seat	= 0

Hawthorne @ 460
 Elder Ave.

Water Efficient Landscape Worksheet – Appendix B

This worksheet is filled out by the Project Applicant as a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET_o) Monterey Region: 36.00"

Hydrozone #/Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	Evaporation Adjustment Factor or ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^e
Regular Landscape Areas							
	0.3	DRIP	0.81	.370	115.97	42.9	957.73
				Totals	(A)	(B)	
Special Landscape Areas (SLA)							
					1		
					1		
					1		
				Totals	(C)	(D)	
						ETWU Total	957.73
						Maximum Allowed Water Allowance (MAWA)^e	

^aHydrozone #/Planting Description
 For example:
 1.) "front lawn"
 2.) "low water use plantings"
 3.) "medium water use plantings"

^bIrrigation Method
 overhead spray
 or-drip

^cIrrigation Efficiency
 0.75 for spray head
 0.81 for drip

^eETWU (Annual Gallons Required) =
 $Et_o \times 0.62 \times ETAF \times Area$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = $(Et_o) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

$$36 \times .62 \times .370 \times 115.97 = 957.73$$

$$\frac{957.73 \text{ gal}}{325,851 \text{ gal/AF}}$$

$$= .00294 \text{ AF}$$

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for Non-Residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

ATTACHMENT 1

ASSIGNMENT AGREEMENT

This Assignment Agreement ("Agreement") is made this ___ day of _____, 2020 by and between the City of Sand City, a municipal corporation ("City") and the undersigned assignee ("Assignee").

RECITALS

A. City is the owner of the Sand City Water Entitlement, created by the Sand City Water Supply Project Entitlement Ordinance of the Monterey Peninsula Water Management District ("Ordinance No. 132").

B. Assignee is the owner of certain real property located within Sand City and more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Property").

C. City has recently acted by City Council Resolution No. _____ to authorize a new use or expansion of an existing use on the Property.

D. Under the Rules of the Monterey Peninsula Water Management District ("District") a Water Permit must be issued by the District to Assignee prior to commencement of such new or expanded use.

E. Under the Rules of the District, a Water Use Permit must be issued by the District to Assignee prior to issuance of the Water Permit.

F. Under the Rules of the District, the City must assign a portion of the Sand City Water Entitlement to Assignee prior to issuance of the Water Use Permit.

G. City desires to assign to Assignee a portion of the Sand City Water Entitlement that is sufficient to support issuance of a Water Permit for the use authorized by Resolution no. _____.

H. Assignee desires to accept such assignment from the City.

NOW, THEREFORE, the parties agree as follows:

AGREEMENT

1. Truth of Recitals. The parties hereby acknowledge that the foregoing recitals are true and correct.

2. Assignment by City. City hereby agrees to assign to Assignee that portion of the Sand City Water Entitlement described on Exhibit "B" attached hereto and by this reference incorporated herein (the "Assigned Portion of the Sand City Water Entitlement"). Immediately prior to the time Assignee is ready to make application to the District for a

Water Permit for the use authorized by Resolution no. _____, City will execute and deliver to Assignee An Assignment of a Portion of Monterey Peninsula Water Management District Ordinance No. 132 Water Entitlement and Water Use Permit in the form attached hereto as Exhibit "B".

3. Representations and Warranties of Assignee. Assignee hereby represents and warrants to City that"

(a) Assignee is the holder (of record) of fee title to the Property and has all requisite authority to enter into this Agreement.

(b) Assignee and Assignee's independent legal advisors have reviewed or had the opportunity to review:

(i) Ordinance No. 132;

(ii) the Master Water Use Permit issued to the City by the Monterey Peninsula Water Management District pursuant to Ordinance No. 132;

(iii) California State Water Resource Control Board Cease and Desist Order WR 2009-0060, dated October 20, 2009, as the same has been amended prior to the date of this Assignment Agreement;

(iv) California Public Utilities Commission Decision 11-03-048, as the same may have been amended prior to the date of this Agreement; and

(v) Rules and Regulations of the District concerning conservation and rationing of water which apply to the Property.

(c) Assignee shall take a title to the Assigned Portion of the Sand City Water Entitlement subject to the laws and regulations referred to in paragraph 3(b) and any other law or regulation concerning ownership or use of the Assigned Portion of the Sand City Water Entitlement as the same may hereafter be amended from time to time.

(d) Assignee may only further assign the Assigned Portion of the Sand City Water Entitlement to Assignee's successor-in-interest to title to the Property.

4. Expiration of Agreement. In the event Assignee is not prepared to make application for a Water Permit within six (6) months following the date of this Agreement is made, this Agreement will automatically terminate and be of no further force or effect.

5. Amendment. This Agreement may only be amended by a written instrument signed by the parties hereto or their successors in interest.

6. Assignment. Assignee may only assign the Assigned Portion of the Sand City Water Entitlement to Assignee's successor-in-interest to title of Property.

7. Law/Venue. This Agreement shall be governed by and interpreted in accordance with the laws of the State of California. Any action to enforce or interpret this Agreement shall be brought in the Superior Court of the State of California, County of Monterey, or, in the case of any federal claims, in the United States District Court, Central District of California.

8. Binding Effect. The provisions of this Agreement shall be binding upon and insure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

City:
City of Sand City

by: _____
Aaron Blair, City Manager

Assignee:

by: _____
Signature

Print name

AGREEMENT EXHIBIT A

Legal Description of Property

Certain real property situated in the City of Sand City, County of Monterey, State of California described as follows:

A portion of Lot 15 and all of Lots 17, 19 and 21 of Block 26, as shown on that certain map entitled "Map of East Monterey" filed for record, October 18, 1887, in Volume 1 of Cities and Towns, at Page 22, records of Monterey County, California, being more particularly described as follows:

Beginning at the northeast corner of Lot 21, Block 26 as shown on said map; thence from said point of beginning,

- 1) along the easterly line of said Lot 21, South 00° 05' 45" East, 75.00 feet, to the southeast corner of Lot 21; thence,
- 2) leaving said easterly line of said Lot 21 and along the southerly line of said Lots 15, 17, 19 and 21, South 89° 54' 15" West, 96.00 feet, to a point 4.00 feet from the southwest corner of Lot 15; thence,
- 3) leaving said southerly line of Lot 15, North 00° 05' 45" West, 75.00, a point on the northerly line of said Lot 15, 4.00 feet from the northwest corner of Lot 15; thence,
- 4) along the northerly line of said Lots 15, 17, 19 and 21, North 89° 54' 15" East, 96.00 feet to the point of beginning.

Containing 7,200 square feet of land, more or less.

APN 011-237-022

AGREEMENT EXHIBIT B

RECORDING REQUESTED BY:
City Clerk of Sand City

AND WHEN RECORDED, MAIL TO:
City of Sand City
1 Pendergrass Way
Sand City, CA 93955
Attn: City Clerk

SPACE ABOVE THE LINE FOR RECORDER'S USE ONLY

APN 011-237-022

The undersigned declares that the DOCUMENTARY TRANSFER TAX is \$0.00 and is computed on the full value of the interest or property conveyed. Sand city is NOT charging for the conveyance of water to the subject property.

Assignment of a Portion Of Monterey Peninsula Water Management District Ordinance No. 132 Water Entitlement and Water Use Permit

Pursuant to, and in accordance with, the rights and authority of Monterey Peninsula Water Management District Ordinance No. 132 Water Entitlement, the Master Water Use Permit issued to the City of Sand City on April 25, 2011, and the Rules and Regulations of the Monterey Peninsula Water Management District applicable thereto (all of which are incorporated by reference in this Assignment, with the capitalized terms used in this Assignment having the meanings defined therein), the City of Sand City, a municipal corporation, hereby GRANTS, ASSIGNS, and CONVEYS, to: Hawthorne Gregory Thomas & Susan Jane Trs ("Owner"), a Water Entitlement of 0.174 acre-feet per year dedicated to the real property located in the City of Sand City described in Exhibit A attached hereto and by this reference incorporated herein (Assessor Parcel No. 011-237-022) (the "**Sand City Site**") to which Owner is the holder (of record) of fee title, for use on the Sand City Site. This Assignment also grants, assigns, and conveys a like portion of the Master Water Use Permit for the use and benefit of the Sand City site.

ASSIGNMENT

**Portion Of Monterey Peninsula Water Management District Ordinance No. 132
Water Entitlement and Water Use Permit**

Pursuant to, and in accordance with, the rights and authority of Monterey Peninsula Water Management District Ordinance No. 132 Water Entitlement, the Master Water Use Permit issued to the City of Sand City on April 25, 2011, and the Rules and Regulations of the Monterey Peninsula Water Management District applicable thereto (all of which are incorporated by reference in this Assignment, with the capitalized terms used in this Assignment having the meanings defined therein), the City of Sand City, a municipal corporation, hereby GRANTS, ASSIGNS, and CONVEYS, to: Hawthorne Gregory Thomas & Susan Jane Trs ("Owner"), a Water Entitlement of 0.174 acre-feet per year dedicated to the real property located in the City of Sand City described in Exhibit A attached hereto and by this reference incorporated herein (Assessor Parcel No. 011-237-022) (the "**Sand City Site**") to which Owner is the holder (of record) of fee title, for use on the Sand City Site. This Assignment also grants, assigns, and conveys a like portion of the Master Water Use Permit for the use and benefit of the Sand City site.

CITY OF SAND CITY

Dated: _____

By: _____
Aaron Blair, City Manager

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss
COUNTY OF MONTEREY)

On _____, before me, _____, a notary public, personally appeared Aaron Blair who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify, under PENALTY OF PERJURY, under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

[SEAL]

ACCEPTANCE OF ASSIGNMENT

Owner hereby acknowledges and agrees that Owner accepts all the rights, preferences, privileges, and limitations related to Owner's ownership and use of the Water Entitlement conveyed by this Assignment, as set forth in Monterey Peninsula Water Management District Ordinance No. 132, the Master Water Use Permit and the Rules and Regulations of the Monterey Peninsula Water Management District applicable thereto.

Dated: _____

OWNER:

Hawthorne Gregory Thomas & Susan Jane Trs

by: _____

its: _____

ACKNOWLEDGMENT

<p>A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.</p>

STATE OF CALIFORNIA)
) ss
 COUNTY OF MONTEREY)

On _____, before me, _____, a notary public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify, under PENALTY OF PERJURY, under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

[SEAL]

EXHIBIT A

Legal Description of Property

Certain real property situated in the City of Sand City, County of Monterey, State of California described as follows:

A portion of Lot 15 and all of Lots 17, 19 and 21 of Block 26, as shown on that certain map entitled "Map of East Monterey" filed for record, October 18, 1887, in Volume 1 of Cities and Towns, at Page 22, records of Monterey County, California, being more particularly described as follows:

Beginning at the northeast corner of Lot 21, Block 26 as shown on said map; thence from said point of beginning,

- 1) along the easterly line of said Lot 21, South 00° 05' 45" East, 75.00 feet, to the southeast corner of Lot 21; thence,
- 2) leaving said easterly line of said Lot 21 and along the southerly line of said Lots 15, 17, 19 and 21, South 89° 54' 15" West, 96.00 feet, to a point 4.00 feet from the southwest corner of Lot 15; thence,
- 3) leaving said southerly line of Lot 15, North 00° 05' 45" West, 75.00, a point on the northerly line of said Lot 15, 4.00 feet from the northwest corner of Lot 15; thence,
- 4) along the northerly line of said Lots 15, 17, 19 and 21, North 89° 54' 15" East, 96.00 feet to the point of beginning.

Containing 7,200 square feet of land, more or less.

APN 011-237-022

CITY OF SAND CITY

RESOLUTION SC _____, 2020

RESOLUTION OF THE CITY COUNCIL OF SAND CITY GRANTING THE CITY ADMINISTRATOR AUTHORIZATION TO EXECUTE A WATER ASSIGNMENT AGREEMENT AND ASSIGN UP TO 0.174 ACRE-FEET OF WATER FROM THE SAND CITY WATER ENTITLEMENT FOR THE GREG HAWTHORNE COMMERCIAL BUILDING ADDITION PROJECT AT 460 ELDER AVENUE (APN 011-237-022)

WHEREAS, the City Council approved Conditional Use Permit 628 (Resolution SC 18-89) for Greg Hawthorne, project proponent and property owner, authorizing facade enhancements to an existing 5,845 square foot building and construction of a 2,925 square foot 2-story attached building addition (the "Project") on a 7,200 square foot property at 460 Elder Avenue (APN 011-237-022) in Sand City (the "Subject Property"); and

WHEREAS, it has been calculated that the intended commercial building addition of 2,925 square feet of new floor area for storage and/or manufacturing purposes will need 0.205 acre-feet per year (af/y) of water and the 115.97 square feet of new landscaping will need 0.003 af/y of water in accordance with the regulations of the Monterey Peninsula Water Management District (MPWMD); and

WHEREAS, an existing 483 square foot commercial building on the Subject Property, to be demolished as part of the Project, will provide 0.034 af/y of credit towards the Project; and

WHEREAS, taking into account existing and available on-site credit, the Project and new landscaping, as approved by the City, now requires an allocation of 0.174 af/y from the City's Water Entitlement in order to have sufficient water credit to comply with water requirements of the MPWMD; and

WHEREAS, neither a building permit from the City nor a water permit from the MPWMD can be issued until there is sufficient water assigned to the Subject Property that accommodates the Project; and

WHEREAS, the City Council assignment to Greg Hawthorne of 0.174 acre-feet from the Sand City Water Entitlement, produced from the Sand City water treatment facility, is necessary to subsidize existing and available on-site water credit to facilitate the Project as approved and authorized by CUP 628 on the Subject Property that satisfies water allocation requirements of the MPWMD as it relates to the Project; and

WHEREAS, the Project, for which the water allocation is necessary, qualifies for a Categorical Exemption under Sections 15301(d), 15301(e)(2)(A)&(B), 15303(c), and 15332 of CEQA (California Environmental Quality Act) Guidelines, and the water allocation qualifies for a Categorical Exemption per Guideline Section 15301(b).

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

1. The City Manager is authorized and directed to execute, on behalf of the City, an Assignment Agreement with the property owner of the Subject Property in a form that is satisfactory to the City Attorney; and
2. The City Manager is authorized and directed to execute, on behalf of the City, all documents necessary to assign up to a 0.174 acre-foot/year portion of the Sand City Water Entitlement and Water Use Permit to Greg Hawthorne as the Subject Property's owner, in accordance with the terms of the Assignment Agreement.

PASSED AND ADOPTED by the City Council of Sand City this ____ day of December, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

APPROVED:

Connie Horca, Acting City Clerk

Mary Ann Carbone, Mayor

**AGENDA ITEM
7C.**

**Consideration of City RESOLUTION
Approving an Amendment to the Chief of
Police/Public Works Supervisor
Employment Agreement**



City of Sand City

Agenda Item <u>7C</u>

Staff Report

TO: Honorable Mayor and City Council Members
FROM: Aaron Blair, City Manager
DATE: November 24, 2020 (December 1, 2020 Council Meeting)
SUBJECT: Chief of Police Employment Contract

Discussion:

On April 21, 2015 the City Council of the City of Sand City adopted resolution SC 15-26 approving the Chief of Police Employment Agreement. Chief Ferrante has performed at an exceptional level and has exhibited a strong commitment to the interests of the City. The attached employment contract, exhibit A, has been reviewed by the Budget and Personnel Committee at their August 24, 2020 and September 22, 2020 meeting. The Committee is recommending to the City Council approval of the attached employment contract. After negotiations between the City Manager and Chief Ferrante, Chief Ferrante has agreed to the terms of the attached amendment to the Chief of Police Employment Agreement.

Fiscal Impact:

The increased annual cost to the City would be \$13,324.13.

CEQA:

The contract is an administrative activity and does not constitute a 'project' as defined by the California Environmental Quality Act (CEQA)

Recommendation:

Staff recommends authorizing the City Manager to execute the Amendment to the Chief of Police employment agreement attached hereto as Exhibit A.

**CITY OF SAND CITY
RESOLUTION SC-____, 2020**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY APPROVING
AN AMENDMENT TO THE CHIEF OF POLICE/PUBLIC WORKS SUPERVISOR
EMPLOYMENT AGREEMENT**

WHEREAS, on April 21, 2015 the City Council of the City of Sand City adopted resolution SC 15-26 approving the Chief of Police Employment Agreement; and

WHEREAS, Chief Brian Ferrante has performed at an exceptional level and has exhibited a strong commitment to the interests of the City; and

WHEREAS, after negotiations between the City Manager and Chief Ferrante, Chief Ferrante has agreed to the terms of the attached amendment to the Chief of Police Employment Agreement.

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

1. The attached Amendment to the Chief of Police Employment Agreement is hereby approved.
2. The City Manager is hereby authorized to execute the Amendment to the Chief of Police employment agreement attached hereto as Exhibit A.

PASSED AND ADOPTED by the City Council of Sand City on this ____day of December 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Mary Ann Carbone, Mayor

ATTEST:

Connie Horca, Acting City Clerk

**AMENDMENT
TO CHIEF OF POLICE EMPLOYMENT AGREEMENT**

This Amendment, effective December 1, 2020 is to that certain Chief of Police/Public Works Supervisor Employment Agreement made on May 1, 2015 (the "Agreement") by and between the City of Sand City, a municipal corporation ("City") and Brian Ferrante ("Ferrante"), combined referred to as the Parties in this Agreement.

RECITALS

- A. Ferrante's current base salary is \$165,803.40 due to several step increases and a longevity increase he has received since the Agreement was executed.
- B. The Parties now desire to further amend the Agreement as set forth in this Amendment.

AGREEMENT

- 1. **Base Salary.** The Parties acknowledge that Ferrante's base salary starting on December 1, 2020 will be one hundred seventy-seven thousand, four hundred nine dollars and sixty-four cents (\$177,409.64). Ferrante shall be entitled to receive any cost of living increase which is granted to other management personnel in the City.
- 2. **Continuing Effect.** Subject to the terms of this Amendment, the Agreement remains in full force and effect.

Dated: _____

Brian Ferrante

City of Sand City:

Dated: _____

Aaron Blair, City Manager

Attest:

Connie Horca, Acting City Clerk

Approved as to form:

Vibeke Norgaard, City Attorney

**AGENDA ITEM
7D.**

Consideration of Cancelling Future City Council meetingPURPOSE: It is proposed that the City Council cancel the City Council meeting scheduled for January 5, 2021 to minimize conflict with the Christmas and New Year's Holiday closure of City Hall, December 24, 2020 – January 1, 2021

**AGENDA ITEM
7E.**

**Comments by Council Members on
Meetings and Items of Interest to Sand
City**

**AGENDA ITEM
7F.**

Upcoming Meetings and Events