



REGULAR MEETING

SAND CITY COUNCIL

AND

**SUCCESSOR AGENCY OF THE FORMER
REDEVELOPMENT AGENCY**

AGENDA

SAND CITY COUNCIL CHAMBERS

TUESDAY, FEBRUARY 4, 2020

5:30 P.M.

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

Regular Meeting – February 4, 2020
5:30 P.M.
CITY COUNCIL CHAMBERS
Sand City Hall, One Pendergrass Way, Sand City, CA 93955

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

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

6. CONSENT CALENDAR

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

- A. Approval of January 21, 2020 Sand City Council Meeting Minutes
- B. Approval of City/Successor Agency Monthly Financial Report, October 2019
- C. Approval of City RESOLUTION Determining Sand City Municipal Code Chapter 17.68 Parkland Dedication and In-Lieu Fee Requirements and Credits for the South of Tioga Development Project

7. CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

8. PRESENTATION

- A. Presentation of Certificates by Mayor Mary Ann Carbone and Stephen Vagnini to Volunteers/Supporters of the 2019 West End Celebration {10 minutes}

9. PUBLIC HEARING

- A. Consideration of Abandoning Right-of Way Segments of Lincoln Avenue and Beach Way
 - 1) Approval of City RESOLUTION Acting as the Sand City Planning Agency hereby making a Determination that Vacating Certain Right-of-Way Sections of Lincoln Avenue and Beach Way is Consistent with the Sand City General Plan (2002 ED.)
 - 2) Approval of City RESOLUTION Ordering the Vacation of Certain Right-of-Way Sections of Lincoln Avenue and Beach Way

10. OLD BUSINESS

- A. Consideration of City RESOLUTION Extending the Expiration Date of the Vesting Tentative Map for the Monterey Bay Shores Eco-Resort Project
- B. Consideration of City RESOLUTION Adopting the Proposed Capital Improvement Plan Budget for Fiscal Year 2019-2020

11. NEW BUSINESS

- A. Discussion of City Contribution to the Sand City Chamber of Commerce
- B. Consideration of Placing Census Banners on Playa Avenue
- C. Comments by Council Members on Meetings and Items of interest to Sand City
- D. Upcoming Meetings/Events

12. CLOSED SESSION

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

Conference with real property negotiator re terms of payment, pursuant to Government Code Section 54956.7

Property: Transfers between the City and Developer involve those portions of land along California Avenue abutting the following: Lots

25 and 51 of Block 26; Lots 27 & 53 of Block 27; Lots 21 and 37 of Block 28; Lots 6,7, & 8 of Block 29; Lot 16 of Block 17; and Lots 17, 18, 19 & 20 of Block 16

Agency Negotiator: Aaron Blair City Manager
Other Party: DBO Development LLC

- B. 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

13. ADJOURNMENT

Next Scheduled Council Meeting:
Tuesday, February 18, 2020
5:30 P.M.
Sand City Council Chambers
1 Pendergrass Way, Sand City

This is intended to be a draft agenda. The City reserves the right to add or delete to this agenda as required.

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

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 One 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

6A

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

Regular Meeting – January 21, 2020
5:30 P.M.
CITY COUNCIL CHAMBERS

Mayor Carbone opened the meeting at 5:30 p.m.

The invocation was led by Reverend Robert Hellam

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

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
Brian Ferrante, Police Chief
Charles Pooler, City Planner
Connie Horca, Deputy City Clerk

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

Mayor Carbone announced that her report of the Women's Mayors Conference was distributed along with the Police Department's Statistical Report. Item 8A, Presentation of Certificates to the West End participants will be continued to the next Council meeting and that a Council Member conflict exists for Agenda items 9A & 11C.

Police Chief Ferrante provided a report on the Statistical Comparison of Crimes by City from 2014 to 2018 and noted that Sand City had a reduction 35% of crimes committed within the City. He further explained the changes in legislation that changed misdemeanors to felonies, and the need for rehabilitation programs for drug offenders.

Council Member Hawthorne suggested that the statistics be placed on the City's website so the public is aware of how well the department is performing their job.

City Manager Blair reported that the West Bay Street repair project is moving forward, that a mid-year budget review is scheduled for the first week of February, and that Staff is looking into a code enforcement bid for service.

AGENDA ITEM 5, PUBLIC COMMENT

5:44 P.M. Floor opened for Public Comment.

There were no comments from the Public.

5:44 P.M. Floor closed to Public Comment.

AGENDA ITEM 6, CONSENT CALENDAR

- A. There was no discussion of the December 10, 2019 Special City Council Meeting Minutes.
- B. There was no discussion of the December 17, 2019 Sand City Council Meeting Minutes.
- C. There was no discussion of the City **Resolution** making Re-Appointments to the Design Review Committee (Paul Davis & Elizabeth Sofer).
- D. There was no discussion of the City **Resolution** making New Appointment of Chris Barlow to the Sand City Design Review Committee until January 2022.
- E. There was no discussion of the City/Successor Agency Monthly Financial Report, September 2019.
- F. There was no discussion of the City **Resolution** Updating the Appointments to Various Local and Regional Agencies and Boards effective, January 21, 2020.
- G. There was no discussion of the City **Resolution** Honoring Gregory Hawthorne as the 2020 Champion of the Arts Lifetime Achievement Awards Recipient.
- H. There was no discussion of the City **Resolution** Confirming Members of the Sand City Arts Committee.

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

AGENDA ITEM 7, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

There were no items pulled from the Consent Calendar.

AGENDA ITEM 8, PRESENTATION

A. **Presentation of Certificates by Mayor Mary Ann Carbone and Stephen Vagnini to Volunteers/Supporters of the 2019 West End Celebration**

Mayor Carbone commented that this item will be continued until the Tuesday, February 4, 2020 Council meeting.

AGENDA ITEM 9, PUBLIC HEARING

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

A. **Consideration of City RESOLUTION Disapproving a Time Extension of CUP 594 for Max Kammerer at 836 Afton Avenue within the South of Tioga Area and Allowing Said Permit to Expire**

City Planner Pooler reported that Conditional Use Permit 594 ("CUP 594") was approved by the City Council on July 21, 2015 and issued to Max Kammerer of Ornamental Iron to establish and operate an ornamental metal fabrication workshop at 836 Afton Avenue. The Property is located within the designated South of Tioga Planning District intended for new development. CUP 594 specified a one (1) year time limit to July 31, 2016 with the option of 90-day time extensions thereafter. The intent was for interim uses. CUP 594 was repeatedly extended in 90-day increments by the City until January of 2019; whereby, CUP 594 was not continued past April 30, 2019. There was no further action by the City to renew CUP 594, or any other interim permits within the South of Tioga area. The subject property was owned by Cathy Gomez at the time of issuing CUP 594 in 2015 and was purchased by the Developer in 2019. Mr. Kammerer continues to operate the business at the property.

CUP 594 is being brought before the City Council at a noticed public hearing to make a final determination as to the status of this permit and whether to deny any further time extension(s).

Mr. Kammerer manufactures items that include, but not necessarily limited to, gates, hand railings, balcony rails, and other functional and decorative metal items. Activities on-site include welding, grinding, sanding, cutting, hole punching, drilling, hammering, and rolling steel

CUP 594 contained multiple conditions and references to Mr. Kammerer's operation being an interim use until the South of Tioga Project was ready to proceed. Those conditions are reviewed as follows:

Condition #2: states that "*Conditional Use Permit (CUP) 594 is for the express purpose of authorizing a limited scale ornamental metal fabrication workshop within an approximate 2,000 square foot area of an existing*

commercial building as an interim use of property at 836 Afton Avenue...subject to the terms and conditions specified in CUP 594..". Therefore, CUP 594 established that this use was authorized as an "interim" use.

Condition #3: establishes the time limit of CUP 594 with an expiration of July 31, 2016, "*.... subject to City Council discretionary 90-day time extensions thereafter.*".

Condition #4: (titled "Temporary Use Acknowledgment") states "*The applicant's signature of acceptance to the conditions and terms of CUP 594 shall signify the applicant's understanding and acknowledgment that 1) the subject property is within the General Plan designated South of Tioga land use district, 2) that use on this site may be terminated by development of the property, and 3) the applicant shall waive any right or claim to relocation assistance as they are entering this site of their own volition after being informed that this use is temporary until new development of the site and/or surrounding area commences.*"

Furthermore, one of the findings of approval states that "*the subject property is located within the South of Tioga Planning District intended for new development as discussed in the City's General Plan, of which the applicant has been informed that his use is being considered only as an interim use until such time as new cohesive development of the South of Tioga area proceeds;...*".

The permit was signed by Mr. Kammerer on August 5, 2015 in acceptance of the terms and conditions.

The Environmental Impact Report (the "EIR"), the Vesting Tentative Map, and the Mitigation Monitoring Program were all approved by the City for the South of Tioga project on June 5, 2018. Land entitlement permits for the hotel segment of the project were approved in December of 2018. The architectural review public hearing for one of the multi-family residential pads was held in April of 2019 with City Council action pending future public hearing. The Developer has acquired his Incidental Take Permit (the "ITP") from California Fish and Wildlife Service in December of 2019, and the ITP from US Fish and Wildlife Service is forthcoming. The Developer has also been working with the Monterey County Health Department and the Monterey Bay Air Resources District in regard to hazardous material mitigation.

Phase I public improvement plans have been under review since early 2019, and are close to being approved for demolition, grading, and construction of public improvements.

Pacific Gas and Electric (PG&E) has been working with the Developer and the City regarding the removal of existing gas and electric; however, that

effort has been delayed, in part due to the need of continuing utility services to the applicant.

CUP 594 was explicitly clear in that the permit and use were intended to be temporary, as an interim use until the South of Tioga project was ready to proceed. Mr. Kammerer has had at least four years (2015 - 2019) use of the site. In order for utility removal and demolition activities to commence, the entire area needs to be vacated. Redevelopment and revitalization of the area is essential to the City in meeting State mandated affordable housing goals, the removal of blighted conditions, improvement of utility services, and providing economic diversification and growth; therefore, Staff recommends the City Council adopt the attached draft resolution to disapprove a time extension for CUP 594 and allow that permit to expire.

5:56 P.M. Floor opened for Public Comment.

On behalf of Max Kammerer, Debra Kammerer commented that Mr. Orosco stopped by to speak with Max and that they came to a verbal agreement to have Max vacate the property. She said Mr. Orosco reneged on the agreement. The business has suffered financially and Max has requested that the City consider extending the use permit.

Debra Kammerer requested that she would like the City to extend the use permit. When Mr. Orosco purchased the property, he was agreeable to buy out the remainder of the lease which is until 2023. They then received a 3-day notice to quit. Ms. Kammerer went to City Hall on October 23, 2020 to confirm whether the CUP was active in which Staff confirmed that it was. Once Mr. Orosco approved the deal, Max began packing and turned down business. She further explained the circumstance regarding the amount offered to them, which was significantly lower. They knew that the project was moving forward but still signed the lease and is aware that the lease is between Kathy Gomez, Max, and the real estate agent.

Legal Counsel Steven Andre representing Max Kammerer commented that the Council needs to understand that the use permit expired and was not renewed. Ms. Kammerer went to the City regarding the use permit. The disapproval of the use permit would punish Mr. Kammerer and take away his livelihood. They are good tenants and pay their rent on time. He referred to conditions of the use permit that stated that the use permit ends when development commences, and that development projects still take time to move forward.

Council Member Sofer interjected that since Mr. Kammerer knew that the area was going to be developed she finds it difficult to understand why the Kammerer's were not proactive as other businesses to secure another location.

There was discussion regarding the request of the applicant for another time

extension to the use permit, the use permit's language that states the permits termination when the project moves forward/proceeds, and that the lease agreement has nothing to do with the City and is between the property owner and tenant.

City Attorney Norgaard clarified that Council is here to decide whether they will grant an extension of the use permit. Hypothetically, if it were renewed on continuous 90-day intervals, the latest extension would end January 2020. City Planner Pooler added that when a tenant signs a lease, the City is not obligated to approve a use permit for the property.

Don Orosco of DBO Development addressed the Council regarding inaccurate misstatements. He is aware that the lease is between the tenant and landlord and their legal counsel. He asked Mr. Kammerer to send a letter to him as he was willing to assist Max in moving, and did not realize until reading the letter thoroughly that Mr. Kammerer was requesting \$1.7 million for expenses, not \$1,700. Mr. Kammerer knew that all the other businesses were moving. The South of Tioga project was announced on the news and local media. He was further unaware that Mr. Kammerer signed a lease with the former property owner for another 4 years which was something that may not have been divulged to him when he closed escrow. He clarified that the current lease expires in 2023 and that Mr. Kammerer was fully informed of what was happening at the project area.

Attorney Andrew Kreft representing DBO Development pointed out that to suggest that a deal was breached by Mr. Orosco is ridiculous, as the permit obviously states in Condition #4 that the use may be terminated once the project moves forward. He is not aware of any statute that invalidates the termination of the permit.

Sand City resident Kristen Tagami commented that the business never bothered her should the permit be reinstated.

6:41 p.m. Floor closed to Public Comment.

Council Members provided additional comments and discussed the use permit, and lease agreement.

Motion to approve the City **Resolution** disapproving a Time Extension of CUP 594 for Max Kammerer at 836 Afton Avenue within the South of Tioga Area and Allowing Said Permit to Expire was made by Council Member Sofer, seconded by Council Member Blackwelder AYES: Council Members Blackwelder, Carbone, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: Council Member Cruz. Motion carried.

{Council Member Cruz returned to the dais}

AGENDA ITEM 10, OLD BUSINESS

A. Consideration and Discussion of Revised and Updated Capital Improvement Plan (CIP)

City Manager Blair commented that Staff presented a draft five-year Capital Improvement Plan (CIP) to the Council in July 2019. Staff held a workshop on December 10, 2019 to discuss, review, and prioritize items within the proposed CIP to select those items deemed as a priority for fiscal year 2019-2020. The items highlighted in yellow were the items the Council wanted to prioritize. Staff recommends that the five-year Capital Improvement Plan (CIP), and allocation of funding for the 2019-2020 CIP be placed on the February 4, 2020 agenda for consideration of approval. The 2019-2020 CIP funding is proposed at \$496,100.

Council Member Blackwelder commented on why a Public Safety/Public Works meeting has not been held in several months and would like to have these meetings occur again.

There was discussion regarding the repair to be performed at Bay Avenue, and Council Member Cruz received clarification that the items listed on the CIP are not necessarily ranked by importance.

There was Consensus of the Council to place the CIP on the February 4, 2020 agenda for consideration and approval.

AGENDA ITEM 11, NEW BUSINESS

A. Consideration of City RESOLUTION Authorizing the City Manager to Execute an Agreement with EMC Planning Group in Preparing a Sustainable Transportation Plan in an amount not to exceed \$185,000

City Planner Pooler provided the background regarding the Sustainable Transportation Plan and reported that the California Department of Transportation provides grant funding opportunities to strengthen the economy, promote equity, and protect the environment. The objective of the Sustainable Communities Grant is to encourage local and regional multimodal transportation and land use planning that furthers the region's Regional Transportation Plan (RTP) that contributes to the State's greenhouse gas reduction targets and other State goals. The City submitted an application for the fiscal year 2019-2020 for the Cal-trans Sustainable Communities Grant and in May of 2019, the City was awarded \$163,779 in grant funding with a city match of \$21,221. In November, the City received written notice from Cal-Trans that the City has met the conditions of grant acceptance and that work on the Sustainable Transportation Plan can commence. The grant will be used to prepare a Sand City Sustainable Transportation Plan that will address bicycle and pedestrian infrastructure, connectivity deficiencies, and develop a solution to close bicycle and

pedestrian gaps. This plan will provide important information that can be incorporated into the future General Plan update. A new agreement to expand the current EMC service agreement is needed for preparation of the 'Sustainable Transportation Plan' in an amount not to exceed \$185,000, consisting of the Cal-Trans grant and the City's budgeted matching funds. Staff recommends approval of the attached resolution.

In response to Council Member Blackwelder's inquiry regarding a 'Technical Advisory Committee', City Planner Pooler commented that EMC will need to put together the Technical Advisory Committee as part of the grant.

Motion to approve the City **Resolution** authorizing the City Manager to Execute an Agreement with EMC Planning Group in Preparing a Sustainable Transportation Plan in an amount not to exceed \$185,000 was made by Council Member Hawthorne, seconded by Council Member Sofer. AYES: Council Members Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

B. Consideration of City RESOLUTION Amending the 2019-2020 Fiscal Year Budget and Authorizing the City Manager to Execute an Agreement with EMC Planning Group Incorporated to Prepare a Parking Plan in an amount not to exceed \$37,000 (CIP Item)

City Planner Pooler reported that at the October 1, 2019 City Council meeting, staff presented a rough outline on preparing a comprehensive parking study and plan that would propose locations, designs, and methods for creating and managing additional public parking, and to evaluate and overhaul the City's parking standards/requirements of the Zoning Code. Staff had EMC Planning Group prepare a scope of work and budget proposal included in the packet. The parking plan will address and answer, where and how additional public parking can be provided, evaluate and update Municipal Code Chapter 18.64 regarding parking requirements, parking management strategies, and parking in-lieu fees. Establishing the end product as a "Plan" does require CEQA review. This will entail an environmental initial study, which staff currently anticipates would lead to a 'negative declaration' action. The budget expense proposed by EMC is \$36,625. This amount is to include the CEQA review. Staff recommends the budget cap be rounded up to \$37,000 as part of the draft capital improvement plan currently being developed. Staff recommends approval of the attached resolution and budget amendment.

Mayor Carbone commented that the City has been waiting for the preparation of a parking plan to come to fruition and it should address the City's parking issues.

In response to Council Member Sofer's question of whether the parking plan addresses code enforcement, City Planner Pooler responded that code

enforcement should be part of the management aspect of the parking plan. He further clarified that there is no time limit set on the parking plan and would also address parking requirements for retail uses.

There was discussion regarding the rail lines and bike trails which are not necessarily tied to parking requirements, and the fact that this parking study is long overdue.

Motion to approve the City **Resolution** amending the 2019-2020 Fiscal Year Budget and authorizing the City Manager to Execute an Agreement with EMC Planning Group Incorporated to Prepare a Parking Plan in an amount not to exceed \$37,000 was made by Council Member Hawthorne, seconded by Council Member Blackwelder. AYES: Council Members Blackwelder, Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

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

C. Consideration and Discussion regarding the South of Tioga Park Dedication/In-lieu Fee Requirement

City Planner Pooler commented that the Park Dedication In-Lieu Fee/Quimby Act requirement is being brought to the City Council for discussion and determination regarding the inclusion of on-site private public recreation as a credit to the in-lieu fee. The Sand City Municipal Code states that *"Planned development and real estate developments....shall be eligible to receive a credit, as determined by the City, against the amount of land required to be dedicated or the amount of the fee imposed....for the value of private open space within the development which is usable for active recreational uses."* Both residential development pads provide private courtyards for their residents that meet the definition of "private open space" usable for "active recreation". The ordinance is thus phrased that gives the City discretion in determining whether or not to allow 'private open space' as a credit. The municipal code is clear that the park easements and the parklet improvements (or any other public recreational improvement paid for by the developer) are automatic credits. Mr. Pooler summarized the recreational onsite areas/amenities for Parcel R2 that include a courtyard for both buildings, 2 clubhouses and a Skydeck and there overall square footage. Parcel R1 is still conceptual in design and detailed but it will include a clubhouse and private courtyard.

The Municipal Code specifically states that the in-lieu fees are *"...to be based on current market value of land and development costs in areas where park facilities are planned."* Earlier this year, the City Planner reached out to an appraiser for assistance. The Appraiser agreed that staff's best ability to calculate the in-lieu fee is to base it on an average of the most recent appraisals. Mr. Pooler provided a slide with appraised values of other

properties in the subject area. Based on recent street appraisals the average cost per square foot is \$31.95, resulting in an in-lieu fee of \$3,356,028.00 before credit deductions. Any improvements made by the Developer to the dedicated park easements would automatically be credited. If the courtyards of both Parcels R1 and R2 are considered a credit, it would result in a credit of \$1,078,887.60 using the \$31.95/sq.ft. valuations. These estimates only include the 1,5000 square foot clubhouse. The total fees due from the developer would be \$2,889,115.40 minus the deductions of the land value of dedicated improvements.

Planning staff supports the private courtyards as a credit towards the overall in-lieu fee. These are usable open recreational spaces that will serve that segment of the City's future residents of Parcels R1 and R2, and the \$31.95/sq.ft. valuation for calculating the in-lieu fee based solely upon the street right-of-way averaged appraisal values. These are the most recent appraisals of undeveloped land that would be most comparable to vacant unimproved parkland. The Developer provided a letter asking for additional credits to the fee contained in page 163 of the packet, and asks that additional recreational areas be included, that an easement for the entry sign be included, and that the habitat area be included. The Developer also makes a case for not including affordable housing units. Mr. Pooler presented slides that depicted the developer's spreadsheet and affordable housing credit. This agenda item is for Council discussion and direction to staff.

7:48 P.M. Floor opened for Public Comment.

Matt Nohr representing the Orosco Group provided a presentation and summarized the variables, land costs, conceptual renderings of the four parklets, Parcels R1 and R2, and what explained what other cities are doing in regards to the Quimby Act.

7:54 P.M. Council member Blackwelder momentarily stepped down from the dais.

Mr. Nohr continued with his presentation to provide details regarding the courtyard improvements that would cost the Developer approximately \$400,000, along with other calculated fees for private owned space.

7:59 P.M. Council Member Blackwelder returned to the dais.

Council Member Sofer expressed her concern regarding the City's responsibility for maintaining habitat preserved areas that abut the development and would take funding to ensure its maintenance. She noted that the Developer should be forthcoming in the maintenance of recreational spaces.

There was Council discussion regarding the credit valuation, whether the

inclusion of affordable housing can or cannot be a credit as it is not an exception in the municipal code, how the Quimby Act benefits the community by providing recreational areas, and that the Developer will be providing a project that includes undergrounding of utilities, streetscapes, parks, and more housing.

Developer Don Orosco addressed the Council and reminded them how the project originated 20 years ago. The project would provide 1,800 jobs, low to moderate income housing units, eliminate blight, satisfy State mandated housing requirements, produce additional revenue to the City, and create new recreational outlets. The project will stimulate future growth. He respectfully requests the Councils' consideration, and appreciates the Council's discretion and application of the Quimby Act and

William Silva of Woodman Development provided his comments and interpretation of the Quimby Act noting that the Act is to ensure that there are parks and recreational spaces for residential developments. If the facilities are provided for, there should be no reason for the fees. He thanked the Council for their consideration and is eager to get the project moving forward.

8:33 P.M. Floor closed to Public Comment.

Council Member Blackwelder commented that there was no such thing as a Quimby Act when other projects were being developed in Sand City several years ago and understand the benefits it adds to the community. There are adequate facilities for all the units and would like to remove obstacles that would prevent the project from moving forward.

Council Member Hawthorne commented that \$2.5 million is a big price to pay for the development considering the amount of beauty and esthetic appeal it will provide to the City.

Council Member Sofer remarked that she would like to see the project developed and does not desire that the project become a gated community within the City. The Mayor concurred and would like to see the project move forward.

City Manager Blair added that the development would be a great improvement to the City and would have a positive long-term impact. City Planner Pooler did an amazing job putting together the information and land valuations. Staff is willing to support the Council's decision.

There was further Council discussion regarding whether the open spaces count as a credit toward in-lieu fees, and that the recent calculations did not include the habitat area, the clubhouse, Skydeck and hotel courtyard.

City Attorney Norgaard commented that under the municipal code the

application of Quimby Act fees are mandatory, and the affordable housing units do not count as a credit toward in-lieu fees; however, credit is allowed for private open spaces such as courtyards.

There was Council consensus to credit everything as proposed by Mr. Nohr. To include all the areas, except the habitat area, and to exclude the affordable housing as credit to the in-lieu fees.

{Council Member Cruz returned to the dais}

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

There were no comments from the Council.

E. Upcoming Meetings/Events

1) Confirmation of Future Dates for 2020 Sand City Events

The Council was in consensus and confirmed the future dates for the 2020 Sand City Events. Mayor Carbone requested that the Council let the Deputy City Clerk know if they will be attending the Monterey Peninsula Chamber's Annual Membership Luncheon.

AGENDA ITEM 12, CLOSED SESSION

9:01 P.M.

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

- 1) Conference with labor negotiator pursuant to Government code section 54957.6.
Agency designated representatives: Donna Williamson/Vibeke Norgaard, City Attorney
Employee organization: Sand City Police Officers' Association (POA) and Misc. Employees**

9:32 P.M.

B. 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

Agency designated representatives updated the City Council on the status of labor negotiations (Item 12(A)) and received guidance for same..

AGENDA ITEM 13, ADJOURNMENT

Motion to adjourn the meeting was made by Council Member Hawthorne, seconded by Council Member Sofer. There was consensus of the City Council to adjourn the meeting at 9:35 p.m. to the next regularly scheduled City Council meeting on Tuesday, February 4, 2020 at 5:30 p.m.

Connie Horca, Deputy City Clerk

AGENDA ITEM

6B

INTER

MEMORANDUM

OFFICE

To: City Council/Agency Board Members
From: Director of Administrative Services
Subject: Financial Reports
Date: December 31, 2019

Hunda

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 2019.

A. City of Sand City Reports

1. Balance Sheet Report for October 2019.
2. Revenue received in the month of October 2019-Total \$ 1,587,401.48
(This total includes transfers).
Month End Cash Register Activity Report for October 2019.
3. Expenditures paid for in the month of October 2019-Total \$ 241,822.59
Month End October 2019 Accounts Payable Report
This shows all City Expenditures (excluding employee payroll)
The Payroll figure listed below includes the Employee's and the City Council.
Payroll \$ 144,317.19
Payroll taxes \$ 44,523.34
4. Current City Balances as of October 31, 2019.
Total \$ 8,402,732.02
Restricted & unrestricted
(Includes, Rabobank Bank and Local Agency Investment Fund, (LAIF).
5. The City also has \$988,000 in CD's ranging from 6 months to 3 years.

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

1. Balance Sheet Report for October 2019
2. Revenue received in the month of October - Total \$ 170.97
Month End Cash Register Activity Report for October 2019.
3. Expenditures paid for in the month of October 2019 Total \$ 569,332.44
Month End Cash Disbursement Report for October, 2019
4. Current Successor Agency Balances as of October 31, 2019
Total \$ 1,309,627.93 restricted and unrestricted (Includes Rabobank and Bond CD's)

- ☉ In addition to the City and Successor Agency balances, there is a total of
- ☉ \$ 224,883.31 currently being held in CD's/reserve accounts for the 2008 Taxable bonds.

NOTES TO THE FINANCIAL REPORT

Special City Notes for October 2019

On the Month End Cash Register Activity Report - Special or Major Receipts for the Month October 2019 are listed below. Many of the receipts received this month were for business license renewals.

<u>Date</u>	<u>Receipt #</u>	<u>Source</u>	<u>Amount</u>	<u>Description</u>
10/04/19	23890	Richard Garza	\$ 13,369.00	Catalina Lofts, Engineering Fees
10/15/19	23970	LAIF	\$ 42,271.88	1 st Quarter Interest
10/16/19	23914	County of Monterey	\$ 55,947.62	Cops Grant Growth Special Allocation
10/29/19	23937	State of California	\$348,698.59	Transaction Tax Received
10/29/19	23938	State of California	\$368,099.25	Sales Tax Received

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>Receipt #</u>	<u>Source</u>	<u>Amount</u>	<u>Description</u>
10/31/19	23939	City Checking	\$700,000.00	Transfer to LAIF

Month End Cash Disbursement Report - Special or Major Expenses for the Month of October 2019 are explained below

<u>Check #</u>	<u>Paid To</u>	<u>Amount</u>	<u>Description</u>
34161	Vibeke Norgaard	\$ 26,993.26	September 2019 Attorney Fees
34204	Svetozar Karapaudzin	\$ 8,372.05	Firewall hardware for City Hall
34212	Hayashi & Wayland	\$ 21,937.70	September Audit Services

Successor Agency Notes for September 2019

On the Month End Cash Register Activity Report - Special or Major Receipts for the Month of October 2019 are listed below.

<u>Date</u>	<u>Receipt #</u>	<u>Source</u>	<u>Amount</u>	<u>Description</u>
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Transfers

There were no transfers this month.

Month End Cash Disbursement Report-Special or Major Expense for the Month of October 2019 is explained below.

<u>Date</u>	<u>Paid To</u>	<u>Amount</u>	<u>Description</u>
10/25/19	US Bank	\$372,333.26	November 2019 Series 2017 bond payment
10/25/19	US Bank	\$196,999.18	November 2019 Taxable 2008B bond payment

If you have any questions or concerns regarding the above reports, please let me know before the Council meeting.

City of Sand City

REPORT.: 11/25/19
 RUN....: 11/25/19
 Run By.: LINDA

City of Sand City
 Balance Sheet Report
 ALL FUND(S)

PAGE: 001
 ID #: GLBS
 CTL.: SAN

Ending Calendar Date.: October 31, 2019

Fiscal (04-20)

Assets			Acct ID

Cash Clearing Checking Account	154,723.82	99	1001
General Fund HOUSING ACCT 2- HOLDING TO TRN	342,104.30	10	1002
General Fund HOUSING ACCT. FROM SERAF SA	213,913.46	10	1003
General Fund CITY- OPEB POTENTIAL FUNDING	142,457.55	10	1004
General Fund Tioga Beach Clean Up Fund	120,000.00	10	1007
General Fund LAIF	7,264,648.61	10	1008
General Fund Fair market value adjustments	15,105.36	10	1009
General Fund Investment CD	164,884.28	10	1020
General Fund Pro Equities Money Market	68,188.42	10	1080
General Fund Pro Equities CD's	985,000.00	10	1081
General Fund Cash Balance	82,553.70	10	1099
Gas Tax - 2105 Cash Balance	5,451.57	31	1099
Traffic Safety Cash Balance	362.25	35	1099
RMRA -Road M&R Cash Balance	10,798.81	37	1099
TAMC X TSIPF Cash Balance	55,557.37	38	1099
Cash Clearing Cash Balance	-154,723.82	99	1099
General Fund PROPERTY TAX RECEIVABLE	3,468.69	10	1103
General Fund SERAF RECEIVABLE	116,961.00	10	1112
General Fund Sales Tax Receivable	2,020.08	10	1115
General Fund TRANSACTION TAX RECEIVABLE	-635.95	10	1116
General Fund Due From RA/Operating Expenses	3,626,057.91	10	1130
General Fund Due From AGENCY/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	4,078,954.95	70	1280
Gen. Fixed Asst PROP 68 - CALABRESE PARK	20,169.04	60	1286
Gen. Fixed Asst CDBG Calabrese Park Update	948.00	60	1287
Gen. Fixed Asst CIP- Wells	156,567.73	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	2,586,223.64	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	-7,888,249.72	60	1300
General LTD Act Deferred Outflow- Pers contrib	690,963.74	70	1400
General LTD Act Deferred Outflow- Actuarial	1,047,036.74	70	1405
General LTD Act DEFER OUTFLOWS/OPEB CONTRIBUTS	78,451.00	70	1500

Total of Assets ---->	36,977,256.41		36,977,256.41
=====			

Liabilities

REPORT.: 11/25/19
 RUN...: 11/25/19
 Run By.: LINDA

City of Sand City
 Balance Sheet Report
 ALL FUND(S)

PAGE: 002
 ID #: GLBS
 CTL.: SAN

Ending Calendar Date.: October 31, 2019

Fiscal (04-20)

Liabilities

			Acct ID
General Fund STRONG MOTION	15.66	10	2010
General Fund SB1473-COUNTY PERMIT ASSESSMEN	4.00	10	2012
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	607,598.39	70	2020
General LTD Act NET OBEP LIABILITY/ASSET	-494,423.00	70	2025
General Fund DEFERRED REVENUE	3,468.91	10	2050
General Fund DEFERRED REVENUE RDA COP REIMB	774,766.42	10	2056
General Fund Orosco-South of Tioga	-5,475.50	10	2059
General LTD Act capital lease-police radios	121,427.99	70	2070
General LTD Act STREET SWEEPER-CAPTIAL LEASE	34,960.07	70	2071
General Fund State Mandated CASP Fee	7.70	10	2115
General Fund Health Insurance	17,836.09	10	2150
General Fund Dental/Vision	124.68	10	2160
General Fund POLICE ASSOC. DUES	1,435.00	10	2180
General Fund PEPRA RETIREMENT %	2,507.94	10	2191
General Fund AFLAC PRE TAX	820.36	10	2195
General Fund AFLAX-AFTER TAX	244.56	10	2196
General Fund PERS SURVIVOR BENEFIT	44.00	10	2197
General LTD Act Net Pers Liability	4,332,942.46	70	2200
General LTD Act DEFERRED INFLOWS-ACTUARIAL	396,500.79	70	2500
General LTD Act DEFER INFLOWS/OPEB ACTURARIALS	68,454.00	70	2505

Total of Liabilities ---->	6,406,682.52		

FUND Balances

			Acct ID
General Fund Unappropriated Fund Balance	18,324,583.43	10	3400
Gas Tax - 2105 Unappropriated Fund Balance	1,086.15	31	3400
Traffic Safety Unappropriated Fund Balance	134.47	35	3400
RMRA -Road M&R Unappropriated Fund Balance	8,863.08	37	3400
TAMC X TSIPF Unappropriated Fund Balance	55,557.37	38	3400
Gen. Fixed Asst Unappropriated Fund Balance	-692,185.35	60	3400
General LTD Act Unappropriated Fund Balance	827,945.73	70	3400
Gen. Fixed Asst Investment in Fixed Assets	11,682,541.10	60	3600
Gen. Fixed Asst CAPITAL LEASE	337,830.41	60	3601
Gen. Fixed Asst Donated Assets	430,000.00	60	3602
CURRENT EARNINGS	-405,782.50		

Total of FUND Balances ---->	30,570,573.89		36,977,256.41

Reg	Period	Date	Receipt	T	Opr	ID No	Description	G/L Posting	Amt Paid
000	10-19	10/04/19	23877	C	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8376 Receipt Date: 10/04/19 FRANK OLIVIO Issued...: T0 (DEVON) Oct 04 2019 08:41 am Devon Lazzarino	Db: 99 1001 Cr: 10 4221 08	40.00
			23878	C	Mis	BL01	BUSINESS LICENSE FY 19-20 BUSINESS LICENSE BALANCE Receipt Date: 10/04/19 Paid by: MANUELS MOBILE SERVICE Issued...: T0 (DEVON) Oct 04 2019 08:42 am Devon Lazzarino	Db: 99 1001 Cr: 10 4055 00	26.18
			23879	C	Mis	BL01	BUSINESS LICENSE NEW BUSINESS LICENSE Receipt Date: 10/04/19 BUSINESS LICENSE CASP FEE 90% NEW BUSINESS LICENSE Receipt Date: 10/04/19 BUSINESS LICENSE CASP FEE 10% NEW BUSINESS LICENSE Receipt Date: 10/04/19 Paid by: DARAK CONSTRUCTION Issued...: T0 (DEVON) Oct 04 2019 08:42 am Devon Lazzarino	Db: 99 1001 Cr: 10 4055 00 Db: 99 1001 Cr: 10 4033 00 Db: 99 1001 Cr: 10 2115	150.00 3.60 .40
			23880	C	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8404 Receipt Date: 10/04/19 Paid by: DONALD DIFEDE Issued...: T0 (DEVON) Oct 04 2019 08:42 am Devon Lazzarino	Db: 99 1001 Cr: 10 4221 08	75.00
			23881	C	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8402 Receipt Date: 10/04/19 Paid by: CHRIS DINNER HEATING Issued...: T0 (DEVON) Oct 04 2019 08:43 am Devon Lazzarino	Db: 99 1001 Cr: 10 4221 08	75.00
			23882	C	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8270 Receipt Date: 10/04/19 Paid by: ASHKEY HACKETT Issued...: T0 (DEVON) Oct 04 2019 08:43 am Devon Lazzarino	Db: 99 1001 Cr: 10 4221 08	60.00
			23883	C	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8303 Receipt Date: 10/04/19 Paid by: DANIEL VARGAN Issued...: T0 (DEVON) Oct 04 2019 08:43 am Devon Lazzarino	Db: 99 1001 Cr: 10 4221 08	40.00
			23884	C	Mis	POL01	POLICE REPORT 4560 POLICE REPORT #SA1900392 Receipt Date: 10/04/19 Paid by: METRO REPORTING Issued...: T0 (DEVON) Oct 04 2019 08:43 am Devon Lazzarino	Db: 99 1001 Cr: 10 4560 08	10.00
			23885	C	Mis	POL01	POLICE REPORT 4560 POLICE REPORT #SC1900929 Receipt Date: 10/04/19 Paid by: LEXIS NEXIS Issued...: T0 (DEVON) Oct 04 2019 08:44 am Devon Lazzarino	Db: 99 1001 Cr: 10 4560 08	10.00
			23886	C	Mis	BL01	BUSINESS LICENSE ONE TIME ONLY BUSINESS LICENSE - 810 PLAYA Receipt Date: 10/04/19 BUSINESS LICENSE CASP FEE 90% ONE TIME ONLY BUSINESS LICENSE - 810 PLAYA Receipt Date: 10/04/19 BUSINESS LICENSE CASP FEE 10% ONE TIME ONLY BUSINESS LICENSE - 810 PLAYA Receipt Date: 10/04/19 Paid by: AA FIRE SYSTEMS Issued...: T0 (DEVON) Oct 04 2019 08:44 am Devon Lazzarino	Db: 99 1001 Cr: 10 4055 00 Db: 99 1001 Cr: 10 4033 00 Db: 99 1001 Cr: 10 2115	50.00 3.60 .40
			23887	C	Mis	BL01	BUSINESS LICENSE FY 19-20 BUSINESS LICENSE RENEWAL Receipt Date: 10/04/19 BUSINESS LIC LATE CH FY 19-20 BUSINESS LICENSE RENEWAL Receipt Date: 10/04/19 BUSINESS LICENSE CASP FEE 90% FY 19-20 BUSINESS LICENSE RENEWAL Receipt Date: 10/04/19 BUSINESS LICENSE CASP FEE 10% FY 19-20 BUSINESS LICENSE RENEWAL Receipt Date: 10/04/19 Paid by: AUTOMOTIVE SPECIALISTS Issued...: T0 (DEVON) Oct 04 2019 08:45 am Devon Lazzarino	Db: 99 1001 Cr: 10 4055 00 Db: 99 1001 Cr: 10 4060 00 Db: 99 1001 Cr: 10 4033 00 Db: 99 1001 Cr: 10 2115	205.00 51.25 3.60 .40
			23888	C	Mis	REN01	RENTAL INCOME OCTOBER 2019 CELL TOWER RENT Receipt Date: 10/04/19 Paid by: CROWN CASTLE Issued...: T0 (DEVON) Oct 04 2019 08:45 am Devon Lazzarino	Db: 99 1001 Cr: 10 4740 00	1425.78
			23889	C	Mis	UUT	UTILITY USERS TAX AUGUST 2019 UUT - ELECTRIC Receipt Date: 10/04/19 Paid by: DIRECT ENERGY Issued...: T0 (DEVON) Oct 04 2019 08:45 am Devon Lazzarino	Db: 99 1001 Cr: 10 4025 00	540.74
			23890	C	Mis	ENG01	ENGINEERING FEES REIMBURSE CATALINA LOFTS ENGINEER FEES Receipt Date: 10/04/19 Paid by: RICHARD GARZA Issued...: T0 (DEVON) Oct 04 2019 08:46 am Devon Lazzarino	Db: 99 1001 Cr: 10 4160 11	13369.00
			23891	C	Mis	REIMB	REIMBURSEMENTS REIMBURSE POLICE OFFICERS FOR 8/17/19 CAR SHOW Receipt Date: 10/04/19 Paid by: CITY OF SEASIDE Issued...: T0 (DEVON) Oct 04 2019 08:46 am Devon Lazzarino	Db: 99 1001 Cr: 10 4732 00	732.16

Reg Period	Date	Receipt	T	Opr	ID No	Description	G/L Posting	Amt Paid	
000	10-19	10/04/19	23892	C Mis	POST	POST REIMBURSEMENT POST REIMBURSEMENT-CHARLTON 10/2017 FIREARMS CLASS Receipt Date: 10/04/19 Paid by: STATE OF CALIFORNIA Issued...: T0 (DEVON) Oct 04 2019 08:47 am Devon Lazzarino	Db: 99 1001 Cr: 10 4335 08	224.58	
			23893	C Mis	UUT	UTILITY USERS TAX AUGUST 2019 UUT Receipt Date: 10/04/19 Paid by: P.G. & E. Issued...: T0 (DEVON) Oct 04 2019 08:47 am Devon Lazzarino	Db: 99 1001 Cr: 10 4025 00	9722.11	
			23894	C Mis	MS	ENCROACHMENT PERMIT - 679 REDWOOD Receipt Date: 10/04/19 Paid by: P.G. & E. Issued...: T0 (DEVON) Oct 04 2019 08:47 am Devon Lazzarino	Db: 99 1001 Cr: 10 4160 05	75.00	
								Day 10/04/19 Total ---->	26893.80
	10/15/19		23970	C Mis	LAI02	LAIF - INTEREST 1ST QUARTER 19-20 INTEREST Receipt Date: 10/15/19 Paid by: LAIF Issued...: T0 (DEVON) Oct 15 2019 08:34 am Devon Lazzarino	Db: 10 1008 Cr: 10 4420 00	42271.88	
								Day 10/15/19 Total ---->	42271.88
	10/16/19		23895	C Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8165 Receipt Date: 10/16/19 Paid by: ERIC BROWN Issued...: T0 (DEVON) Oct 16 2019 08:04 am Devon Lazzarino	Db: 99 1001 Cr: 10 4221 08	75.00	
			23896	C Mis	POL01	POLICE REPORT 4560 POLICE REPORT #SA1900495 Receipt Date: 10/16/19 Paid by: JULIAN FRASER Issued...: T0 (DEVON) Oct 16 2019 08:04 am Devon Lazzarino	Db: 99 1001 Cr: 10 4560 08	10.00	
			23897	C Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8280 Receipt Date: 10/16/19 Paid by: JONATHAN BARRERA Issued...: T0 (DEVON) Oct 16 2019 08:05 am Devon Lazzarino	Db: 99 1001 Cr: 10 4221 08	100.00	
			23898	C Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8172 Receipt Date: 10/16/19 Paid by: S. CALDWELL Issued...: T0 (DEVON) Oct 16 2019 08:05 am Devon Lazzarino	Db: 99 1001 Cr: 10 4221 08	100.00	
			23899	C Mis	POL01	POLICE REPORT 4560 POLICE REPORT #SA1900496 Receipt Date: 10/16/19 Paid by: LEXIS NEXIS Issued...: T0 (DEVON) Oct 16 2019 08:05 am Devon Lazzarino	Db: 99 1001 Cr: 10 4560 08	10.00	
			23900	C Mis	POL01	POLICE REPORT 4560 POLICE REPORT #SA1900495 Receipt Date: 10/16/19 Paid by: LEXIS NEXIS Issued...: T0 (DEVON) Oct 16 2019 08:05 am Devon Lazzarino	Db: 99 1001 Cr: 10 4560 08	10.00	
			23901	C Mis	POL01	POLICE REPORT 4560 POLICE REPORT #SA1900496 Receipt Date: 10/16/19 Paid by: LEXIS NEXIS Issued...: T0 (DEVON) Oct 16 2019 08:05 am Devon Lazzarino	Db: 99 1001 Cr: 10 4560 08	10.00	
			23902	C Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8302 Receipt Date: 10/16/19 Paid by: JAMES PUGH Issued...: T0 (DEVON) Oct 16 2019 08:06 am Devon Lazzarino	Db: 99 1001 Cr: 10 4221 08	40.00	
			23903	C Mis	BUI01	BUILDING PERMIT 4115 PERMITS/FEEES FOR 1793 CATALINA/ROOF Receipt Date: 10/16/19	Db: 99 1001 Cr: 10 4115 05	562.95	
				Mis	STR01	STRONG MOTION 2010 PERMITS/FEEES FOR 1793 CATALINA/ROOF Receipt Date: 10/16/19	Db: 99 1001 Cr: 10 2010	11.76	
				Mis	CBSC	CBSC FEE - SB1473 PERMITS/FEEES FOR 1793 CATALINA/ROOF Receipt Date: 10/16/19	Db: 99 1001 Cr: 10 2012	2.00	
				Mis	BL01	BUSINESS LICENSE PERMITS/FEEES FOR 1793 CATALINA/ROOF Receipt Date: 10/16/19	Db: 99 1001 Cr: 10 4055 00	50.00	
				Mis	CAS90	BUSINESS LICENSE CASP FEE 90% PERMITS/FEEES FOR 1793 CATALINA/ROOF Receipt Date: 10/16/19	Db: 99 1001 Cr: 10 4033 00	3.60	
				Mis	CAS10	BUSINESS LICENSE CASP FEE 10% PERMITS/FEEES FOR 1793 CATALINA/ROOF Receipt Date: 10/16/19 Paid by: JOSE ARRIAGA Issued...: T0 (DEVON) Oct 16 2019 08:06 am Devon Lazzarino	Db: 99 1001 Cr: 10 2115	.40	
			23904	C Mis	BL01	BUSINESS LICENSE FY 19-20 BUSINESS LICENSE RENEWAL Receipt Date: 10/16/19	Db: 99 1001 Cr: 10 4055 00	150.00	
				Mis	CAS90	BUSINESS LICENSE CASP FEE 90% FY 19-20 BUSINESS LICENSE RENEWAL Receipt Date: 10/16/19	Db: 99 1001 Cr: 10 4033 00	3.60	
				Mis	CAS10	BUSINESS LICENSE CASP FEE 10% FY 19-20 BUSINESS LICENSE RENEWAL Receipt Date: 10/16/19 Paid by: ORNAMENTAL IRON Issued...: T0 (DEVON) Oct 16 2019 08:07 am Devon Lazzarino	Db: 99 1001 Cr: 10 2115	.40	
			23905	C Mis	BL01	BUSINESS LICENSE FY 19-20 BUSINESS LICENSE BALANCE	Db: 99 1001	127.08	

Reg	Period	Date	Receipt	T	Opr	ID No	Description	G/L	Posting	Amt Paid
000	10-19	10/16/19	23905	C						
					Mis	CAS90	BUSINESS LICENSE CASP FEE 90% FY 19-20 BUSINESS LICENSE BALANCE Receipt Date: 10/16/19	Db: 99	1001	3.60
					Mis	CAS10	BUSINESS LICENSE CASP FEE 10% FY 19-20 BUSINESS LICENSE BALANCE Receipt Date: 10/16/19	Cr: 10	4033 00	
							Paid by: SIGNWORKS	Db: 99	1001	.40
							Receipt Date: 10/16/19	Cr: 10	2115	
			23906	C	Mis	02103	Issued...: T0 (DEVON) Oct 16 2019 08:07 am Devon Lazzarino GAS TAX 2103	Db: 99	1001	294.26
							SEPTEMBER 2019 HIGHWAY USERS TAX Receipt Date: 10/16/19	Cr: 31	4305 11	
					Mis	02105	GAS TAX - 2105 31	Db: 99	1001	220.41
							SEPTEMBER 2019 HIGHWAY USERS TAX Receipt Date: 10/16/19	Cr: 31	4305 11	
					Mis	02106	GAS TAX - 2106 32	Db: 99	1001	495.90
							SEPTEMBER 2019 HIGHWAY USERS TAX Receipt Date: 10/16/19	Cr: 31	4305 11	
					Mis	02107	GAS TAX - 2107 33	Db: 99	1001	299.84
							Receipt Date: 10/16/19	Cr: 31	4305 11	
							Paid by: STATE OF CALIFORNIA			
							Issued...: T0 (DEVON) Oct 16 2019 08:08 am Devon Lazzarino	Db: 99	1001	25.00
			23907	C	Mis	BL01	BUSINESS LICENSE FY 19-20 BUSINESS LICENSE RENEWAL Receipt Date: 10/16/19	Cr: 10	4055 00	
					Mis	CAS90	BUSINESS LICENSE CASP FEE 90% FY 19-20 BUSINESS LICENSE RENEWAL Receipt Date: 10/16/19	Db: 99	1001	3.60
					Mis	CAS10	BUSINESS LICENSE CASP FEE 10% FY 19-20 BUSINESS LICENSE RENEWAL Receipt Date: 10/16/19	Cr: 10	4033 00	
							Paid by: VIBEKE NORGAARD	Db: 99	1001	.40
							Receipt Date: 10/16/19	Cr: 10	2115	
							Issued...: T0 (DEVON) Oct 16 2019 08:08 am Devon Lazzarino	Db: 99	1001	304.59
			23908	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2019 UUT Receipt Date: 10/16/19	Cr: 10	4025 00	
							Paid by: PILOT POWER GROUP			
							Issued...: T0 (DEVON) Oct 16 2019 08:09 am Devon Lazzarino	Db: 99	1001	441.75
			23909	C	Mis	BUI01	BUILDING PERMIT 4115 PERMITS/FEES FOR 766 DIAS/ROOF Receipt Date: 10/16/19	Cr: 10	4115 05	
					Mis	PLA01	PLAN CHECK FEE 4165 PERMITS/FEES FOR 766 DIAS/ROOF Receipt Date: 10/16/19	Db: 99	1001	287.14
					Mis	STR01	STRONG MOTION 2010 PERMITS/FEES FOR 766 DIAS/ROOF Receipt Date: 10/16/19	Cr: 10	4165 05	3.90
					Mis	CBSC	PERMITS/FEES FOR 766 DIAS/ROOF Receipt Date: 10/16/19	Db: 99	1001	2.00
							Paid by: TOWN & COUNTRY GARDENING	Cr: 10	2012	
							Issued...: T0 (DEVON) Oct 16 2019 08:09 am Devon Lazzarino	Db: 99	1001	400.00
			23910	C	Mis	MS	P.G. & E. ENCROACHMENT PERMIT BALANCE - 679 REDWOOD Receipt Date: 10/16/19	Cr: 10	4160 05	
							Paid by: P.G. & E.			
							Issued...: T0 (DEVON) Oct 16 2019 08:10 am Devon Lazzarino	Db: 99	1001	8333.33
			23913	C	Mis	COPS	COPS GRANT AUGUST 2019 COPS GRANT Receipt Date: 10/16/19	Cr: 10	4069 08	
							Paid by: COUNTY OF MONTEREY			
							Issued...: T0 (DEVON) Oct 16 2019 12:43 pm Devon Lazzarino	Db: 99	1001	55947.62
			23914	C	Mis	COPS	COPS GRANT FY 18-19 COPS GRANT GROWTH SPECIAL ALLOCATION Receipt Date: 10/16/19	Cr: 10	4069 08	
							Paid by: COUNTY OF MONTEREY			
							Issued...: T0 (DEVON) Oct 16 2019 12:44 pm Devon Lazzarino	Db: 99	1001	.65
			23915	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2019 UUT - GAS Receipt Date: 10/16/19	Cr: 10	4025 00	
							Paid by: VISTA ENERGY			
							Issued...: T0 (DEVON) Oct 16 2019 12:52 pm Devon Lazzarino	Db: 99	1001	48.91
			23916	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2019 UUT - GAS Receipt Date: 10/16/19	Cr: 10	4025 00	
							Paid by: CALPINE ENERGY			
							Issued...: T0 (DEVON) Oct 16 2019 12:52 pm Devon Lazzarino	Db: 99	1001	38.84
			23917	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2019 UUT - GAS Receipt Date: 10/16/19	Cr: 10	4025 00	
							Paid by: TIGER NATURAL GAS			
							Issued...: T0 (DEVON) Oct 16 2019 12:53 pm Devon Lazzarino	Day 10/16/19 Total	----->	68418.93

		10/23/19	23918	C	Mis	BL02	BUSINESS LIC LATE CH FY 19-20 BUSINESS LICENSE LATE FEE Receipt Date: 10/23/19	Db: 99	1001	61.50
							Paid by: CALIFORNIA PREMIER RESTORATION	Cr: 10	4060 00	
							Issued...: T0 (DEVON) Oct 23 2019 10:18 am Devon Lazzarino	Db: 99	1001	5000.00
			23919	C	Mis	PLA01	PLAN CHECK FEE 4165 PLAN CHECK FEE DEPOSIT Receipt Date: 10/23/19	Cr: 10	4165 05	
							Paid by: WILSON PROPERTIES			
							Issued...: T0 (DEVON) Oct 23 2019 10:19 am Devon Lazzarino	Db: 99	1001	7.96
			23920	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2019 UUT - GAS			

Reg	Period	Date	Receipt	T	Opr	ID No	Description	G/L	Posting	Amt Paid	
000	10-19	10/23/19	23921	C	Mis	SAN01	SANITATION DISTRICT IMPACT FEES FY 18-19 SEWER IMPACT FEES Receipt Date: 10/23/19 Paid by: CITY OF SEASIDE	Db: 99	1001	8854.55	
							Issued..: T0 (DEVON) Oct 23 2019 10:19 am Devon Lazzarino				
			23922	C	Mis	TRA01	COUNTY/TRAFFIC AUGUST 2019 TRAFFIC Receipt Date: 10/23/19	Db: 99	1001	105.64	
						Mis	CRI01	CRIMINAL PC1463/CITY FINES AUGUST 2019 TRAFFIC Receipt Date: 10/23/19	Cr: 35	4205 11	58.81
						Mis	POC01	COUNTY/PROOF OF CORR AUGUST 2019 TRAFFIC Receipt Date: 10/23/19	Db: 99	1001	9.90
						Mis	P172	1/2 TAX POLICE/PROP 172 AUGUST 2019 TRAFFIC Receipt Date: 10/23/19	Cr: 35	4205 11	30.07
						Mis	REV	COUNTY/REV & RECOVERY AUGUST 2019 TRAFFIC Receipt Date: 10/23/19	Db: 99	1001	256.50
							Issued..: T0 (DEVON) Oct 23 2019 10:20 am Devon Lazzarino				
			23923	C	Mis	MS	AVIANA BUSHNELL NOVEMBER 2019 COBRA Receipt Date: 10/23/19 Paid by: AVIANA BUSHNELL	Db: 99	1001	52.64	
							Issued..: T0 (DEVON) Oct 23 2019 10:21 am Devon Lazzarino				
							Day 10/23/19 Total ---->			14437.57	

	10/29/19		23924	C	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8306 Receipt Date: 10/29/19 Paid by: DILLI KODAMARA	Db: 99	1001	40.00	
							Issued..: T0 (DEVON) Oct 29 2019 10:33 am Devon Lazzarino				
			23925	C	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8136 Receipt Date: 10/29/19 Paid by: DAVID RAMIREZ	Db: 99	1001	75.00	
							Issued..: T0 (DEVON) Oct 29 2019 10:34 am Devon Lazzarino				
			23926	C	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8363 Receipt Date: 10/29/19 Paid by: LANCE FREEMAN	Db: 99	1001	100.00	
							Issued..: T0 (DEVON) Oct 29 2019 10:34 am Devon Lazzarino				
			23927	C	Mis	PAR02	SAND CITY PARKING PARKING VIOLATION #8380 Receipt Date: 10/29/19 Paid by: TWOZO INDUSTRIES	Db: 99	1001	40.00	
							Issued..: T0 (DEVON) Oct 29 2019 10:34 am Devon Lazzarino				
			23928	C	Mis	REF01	FRNCHISE TX RF. 4040 3RD QUARTER 2019 FRANCHISE FEES Receipt Date: 10/29/19 Paid by: GREENWASTE	Db: 99	1001	13916.34	
							Issued..: T0 (DEVON) Oct 29 2019 10:34 am Devon Lazzarino				
			23929	C	Mis	BL01	BUSINESS LICENSE ONE TIME ONLY BUSINESS LICENSE - CALIF/SHASTA Receipt Date: 10/29/19	Db: 99	1001	50.00	
						Mis	CAS90	BUSINESS LICENSE CASP FEE 90% ONE TIME ONLY BUSINESS LICENSE - CALIF/SHASTA Receipt Date: 10/29/19	Cr: 10	4055 00	3.60
						Mis	CAS10	BUSINESS LICENSE CASP FEE 10% ONE TIME ONLY BUSINESS LICENSE - CALIF/SHASTA Receipt Date: 10/29/19	Db: 99	1001	.40
							Paid by: LIBERTY PIPELINES				
			23930	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2019 UUT - ELECTRIC Receipt Date: 10/29/19 Paid by: MONTEREY BAY COMMUNITY POWER	Db: 99	1001	2535.87	
							Issued..: T0 (DEVON) Oct 29 2019 10:35 am Devon Lazzarino				
			23931	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2019 UUT - GAS Receipt Date: 10/29/19 Paid by: SPARK ENERGY	Db: 99	1001	1.34	
							Issued..: T0 (DEVON) Oct 29 2019 10:35 am Devon Lazzarino				
			23932	C	Mis	RMRA	ROAD MAINTENANCE & REHAB SEPTEMBER 2019 RMRA Receipt Date: 10/29/19 Paid by: STATE OF CALIFORNIA	Db: 99	1001	700.28	
							Issued..: T0 (DEVON) Oct 29 2019 10:36 am Devon Lazzarino				
			23933	C	Mis	REIMB	REIMBURSEMENTS REIMBURSE 2019 LOCC GUEST EXPENSES Receipt Date: 10/29/19 Paid by: LIBBY SOFER	Db: 99	1001	21.33	
							Issued..: T0 (DEVON) Oct 29 2019 10:36 am Devon Lazzarino				
			23934	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2019 UUT - ELECTRIC Receipt Date: 10/29/19 Paid by: CONSTELLATION NEW ENERGY	Db: 99	1001	100.34	
							Issued..: T0 (DEVON) Oct 29 2019 10:36 am Devon Lazzarino				
			23935	C	Mis	MS	ACCO BRANDS USA REFUND CALENDAR - RETURNED Receipt Date: 10/29/19 Paid by: ACCO BRANDS USA	Db: 99	1001	15.70	
							Issued..: T0 (DEVON) Oct 29 2019 10:36 am Devon Lazzarino				
			23936	C	Mis	TUT01	TRANSACTION/USE TAX AUGUST 2019 T/U TAX	Db: 99	1001	189.40	

Reg	Period	Date	Receipt	T	Opr	ID No	Description	G/L Posting	Amt Paid
000	10-19	10/29/19	23937	C	Mis	TUT01	TRANSACTION/USE TAX DISTRIBUTION PRIOR TO 1ST QUARTER 2019 Receipt Date: 10/29/19	Db: 99 1001	-270.69
				Mis	TUT01		TRANSACTION/USE TAX DISTRIBUTION 1ST QUARTER 2019 Receipt Date: 10/29/19	Cr: 10 4032 00 Db: 99 1001	60.58
				Mis	TUT01		TRANSACTION/USE TAX DISTRIBUTION 2ND QUARTER 2019 Receipt Date: 10/29/19	Cr: 10 4032 00 Db: 99 1001	217.70
				Mis	TUT01		TRANSACTION/USE TAX DISTRIBUTION 3RD QUARTER 2019 Receipt Date: 10/29/19	Cr: 10 4032 00 Db: 99 1001	180820.31
				Mis	TUT01		TRANSACTION/USE TAX CURRENT ADVANCE AUGUST 2019 Receipt Date: 10/29/19 Paid by: STATE OF CALIFORNIA Issued...: T0 (DEVON) Oct 29 2019 10:37 am Devon	Lazzarino Db: 99 1001	167600.00
			23938	C	Mis	STAX	SALES TAX RECEIVED DISTRIBUTION PRIOR TO 1ST QUARTER 2019 Receipt Date: 10/29/19	Cr: 10 4030 00 Db: 99 1001	503.69
				Mis	STAX		SALES TAX RECEIVED DISTRIBUTION 1ST QUARTER 2019 Receipt Date: 10/29/19	Cr: 10 4030 00 Db: 99 1001	59.99
				Mis	STAX		SALES TAX RECEIVED DISTRIBUTION 2ND QUARTER 2019 Receipt Date: 10/29/19	Cr: 10 4030 00 Db: 99 1001	959.42
				Mis	STAX		SALES TAX RECEIVED DISTRIBUTION 3RD QUARTER 2019 Receipt Date: 10/29/19	Cr: 10 4030 00 Db: 99 1001	177376.15
				Mis	STAX		SALES TAX RECEIVED CURRENT ADVANCE AUGUST 2019 Receipt Date: 10/29/19 Paid by: STATE OF CALIFORNIA Issued...: T0 (DEVON) Oct 29 2019 10:39 am Devon	Lazzarino Db: 99 1001	189200.00
			23939	C	Mis	UUT	UTILITY USERS TAX SEPTEMBER 2019 UUT - ELECTRIC Receipt Date: 10/29/19 Paid by: DIRECT ENERGY Issued...: T0 (DEVON) Oct 29 2019 10:40 am Devon	Lazzarino Db: 99 1001	614.90
							Day 10/29/19 Total ---->		734931.65
	10/31/19		23949	E	Mis	LAI03	TRANSFER TO LAIF TRANSFER FROM CITY CHECKING TO LAIF Receipt Date: 10/31/19 Paid by: TRANSFER FROM CITY CHECKING TO LAIF Issued...: T0 (DEVON) Oct 31 2019 10:36 am Devon	Db: 10 1008 Cr: 99 1001	700000.00
			23950	C	Mis	CDINT	CD INTEREST OCTOBER 2019 INTEREST Receipt Date: 10/31/19 Paid by: RABOBANK Issued...: T0 (DEVON) Oct 31 2019 11:28 am Devon	Lazzarino Db: 10 1020	7.33
			23951	C	Mis	HOU01	CITY HOUSING INTEREST OCTOBER 2019 INTEREST Receipt Date: 10/31/19 Paid by: RABOBANK Issued...: T0 (DEVON) Oct 31 2019 12:16 pm Devon	Lazzarino Db: 10 1003	8.91
			23952	C	Mis	HOU02	CITY HOUSING #2 INTEREST OCTOBER 2019 INTEREST Receipt Date: 10/31/19 Paid by: RABOBANK Issued...: T0 (DEVON) Oct 31 2019 12:18 pm Devon	Lazzarino Db: 10 1002	418.45
			23968	C	Mis	OPEB	OPEB INTEREST OCTOBER 2019 INTEREST Receipt Date: 10/31/19 Paid by: RABOBANK Issued...: T0 (DEVON) Oct 31 2019 08:43 am Devon	Lazzarino Db: 10 1004	5.94
			23969	C	Mis	INT01	INTEREST IN CHECKING OCTOBER 2019 INTEREST Receipt Date: 10/31/19 Paid by: RABOBANK Issued...: T0 (DEVON) Oct 31 2019 08:44 am Devon	Lazzarino Db: 99 1001	7.02
							Day 10/31/19 Total ---->		700447.65
							Period 10-19 Total ---->		1587401.48
							Register 000 Total ---->		1587401.48
							Total of All Registers ---->		1587401.48

Check Number	Vendor Name	Invoice Description	Check Date	Gross Check Amount
034118	AFLAC	SEPTEMBER 2019 AFLAC PREMIUMS	10/01/19	2045.45
034119	ALZHEIMER'S ASSOCIATION	MONTEREY WALK TO END ALZHEIMERS SPONSORSHIP	10/01/19	500.00
034120	AMERICAN SUPPLY CO	MUTT MITTS, GRAFFITI REMOVER	10/01/19	1214.83
034121	A.T. & T.	AUGUST 2019 POLICE TRACNET PHONE LINE	10/01/19	214.59
034121	A.T. & T.	AUGUST 2019 TELEPHONE BILLS	10/01/19	338.93
034122	BARTEL ASSOCIATES, LLC	AUGUST 2019 OPEB VALUATION CONTRACT SERVICES	10/01/19	2500.00
034123	CAL-AM WATER	SEPTEMBER 2019 WATER BILL - 1 SYLVAN	10/01/19	99.42
034123	CAL-AM WATER	SEPTEMBER 2019 WATER BILL - 320 ELDER	10/01/19	68.01
034123	CAL-AM WATER	SEPTEMBER 2019 WATER BILL - 525 ORTIZ	10/01/19	35.12
034123	CAL-AM WATER	SEPTEMBER 2019 WATER BILL - 600 DIAS	10/01/19	700.66
034124	CAPITOL ENQUIRY	2020 POCKET DIRECTORY OF CALIFORNIA LEGISLATURE	10/01/19	22.34
034125	CALIFORNIA BUILDING STANDARDS	3RD QUARTER 2019 CBSC FEES	10/01/19	70.00
034126	CANON SOLUTIONS AMERICA, INC.	AUGUST 2019 COPY MACHINE USAGE	10/01/19	282.88
034127	CALIFORNIA HIGHWAY	SEPTEMBER 2019 HIGHWAY CLEAN UP	10/01/19	295.00
034128	CALIFORNIA LAW	OCTOBER 2019 POLICE LTD PREMIUMS	10/01/19	245.00
034129	C.M.T.A.	FY 19-20 MUNICIPAL MEMBERSHIP RENEWAL	10/01/19	190.00
034130	MONTEREY COUNTY WEEKLY	SEPTEMBER 2019 CO-OP ADVERTISING	10/01/19	1076.00
034131	CORBIN WILLITS SYSTEMS	OCTOBER 2019 TECH SUPPORT - MOM	10/01/19	223.74
034132	CALIFORNIA STATE DISBURSEMENT	SEPTEMBER 2019 CHILD SUPPORT - BLACKMON	10/01/19	385.00
034133	DE LAGE LANDEN FINANCIAL SERVI	OCTOBER 2019 STREET SWEEPER PAYMENT #48	10/01/19	1522.18
034134	DEPT. OF CONSERVATION	3RD QUARTER 2019 STRONG MOTION FEES	10/01/19	473.56
034135	DIVISION OF THE STATE ARCHITEC	3RD QUARTER 2019 BUSINESS LICENSE CASP FEE	10/01/19	146.80
034136	GRANITEROCK CO # 29137	FIR BARK FOR CITY HALL LANDSCAPING	10/01/19	157.32
034137	THE HERALD	2019 WEST END ADVERTISING	10/01/19	800.00
034138	HUMANA INSURANCE COMPANY	OCTOBER 2019 DENTAL, LIFE AND VISION PREMIUMS	10/01/19	3152.61
034139	J.J. KELLER & ASSOCIATES, INC.	P/W SAFETY TALKS, ONLINE UPDATES AND MANUAL	10/01/19	311.03
034140	DANNY MARTIN	REIMBURSE TERRORISM LIAISON TRAINING EXPENSES	10/01/19	387.63
034141	MONTEREY BAY AREA SELF INSURAN	LIABILITY CLAIM PAYMENT #MNA18-0920	10/01/19	2824.42
034142	MONTEREY COUNTY HEALTH	FY 19-20 SART RETAINER	10/01/19	2000.00
034143	MONTEREY COUNTY SHERIFF'S ADVI	DONATION FOR VOLUNTEER TEAM - 2019 WEST END	10/01/19	500.00
034144	MCGRATH RENTCORP	OCTOBER 2019 POLICE LOCKER ROOM RENTAL	10/01/19	264.75
034145	CITY OF MONTEREY	AUGUST 2019 INSPECTION/PLAN CHECK FEES	10/01/19	4549.37
034146	NAPA AUTO PARTS	SUPPLIES FOR P/W TRUCK 8101 LIGHT BAR INSTALL	10/01/19	33.36
034147	OHIO NATIONAL LIFE	OCTOBER 2019 LIFE INSURANCE PREMIUMS	10/01/19	69.55
034148	PAPER DIRECT	RESOLUTION BORDER PAPER FOR OFFICE	10/01/19	77.18
034149	PETTY CASH - CASHED BY SHELBY	REPLENISH PETTY CASH	10/01/19	89.17
034150	PACIFIC GAS & ELECTRIC	AUGUST 2019 STREET LIGHTS CALIFORNIA & PLAYA	10/01/19	778.91
034151	PITNEY BOWES	REPLENISH POSTAGE MACHINE	10/01/19	300.00
034152	POLARIS CONSULTING	SEPTEMBER 2019 S OF TIOGA FINAL MAP REVIEW	10/01/19	2227.50
034153	DAVID W. JANSEN	POLICE - FIREWALL, PATROL 1, WATCHGUARD	10/01/19	399.00
034153	DAVID W. JANSEN	POLICE - WIRELESS MOUSE/KEYBOARD FOR POLICE	10/01/19	59.81
034154	SAND CITY POLICE OFFICERS	OCTOBER 2019 POA DUES	10/01/19	1015.00
034155	BRANDON SEGOVIA	SEPTEMBER 2019 PAYROLL - REPLACE VOUCHER #390019	10/01/19	6534.61
034156	SEASIDE GARDEN CENTER	4 PLANTS FOR COMMUNITY GARDEN	10/01/19	23.60
034157	SUN LIFE FINANCIAL	OCTOBER 2019 LTD PREMIUMS	10/01/19	615.42
034158	MARY ANN WEEMS	FOR OCTOBER 2019	10/01/19	197.41
034159	COMMUNITY HUMAN SERVICES	10/19/19 50TH ANNIVERSARY GALA	10/04/19	450.00
034160	MONTEREY COUNTY BUSINESS	10/14/19 MCBC LUNCHEON	10/04/19	90.00
034161	VIBEKE NORGAARD	SEPTEMBER 2019 ATTORNEY FEES	10/04/19	26993.26
34118C	ADP, INC	P/R PROCESSING CHARGES FOR PERIOD ENDING 9/30/19	10/04/19	252.10
34118A	PERS - MEDICAL	OCTOBER 2019 PERS HEALTH PREMIUMS	10/10/19	19819.92
034162	RABOBANK VISA CARD	BAGGAGE CHARGE - MAYOR COLORADO TRIP	10/15/19	30.00
034163	RABOBANK VISA CARD	SEPTEMBER 2019 COSTCO/BEACH CLEAN UP SUPPLIES	10/15/19	781.20
034164	RABOBANK VISA CARD	2020 CSMFO CONFERENCE REGISTRATION - LINDA	10/15/19	425.00
034165	RABOBANK VISA CARD	FUEL FOR CAMRY, COLORADO EXPENSES	10/15/19	619.16
034166	RABOBANK VISA CARD	CAR WASHES, HOTEL, ICE BUCKET, BEACH, CONFERENCE, A/C	10/15/19	2541.92
034167	AMERIPRIDE SERVICES	SEPTEMBER 2019 LAUNDRY SERVICE	10/15/19	496.44
034168	AT & T	SEPTEMBER 2019 POLICE TRACNET PHONE LINE	10/15/19	137.71
034169	A.T. & T.	SEPTEMBER 2019 POLICE OUTSIDE PHONE LINE	10/15/19	275.39
034170	AVAYA, INC	SEPTEMBER 2019 TELEPHONE LEASE	10/15/19	226.03
034171	BALBOA CAPITAL	NOVEMBER 2019 WATER DISPENSER FOR OFFICE	10/15/19	65.20
034172	COMCAST	OCTOBER 2019 POLICE INTERNET	10/15/19	151.16
034173	CYPRESS COAST FORD	OIL CHANGE/BRAKE PADS FOR POLICE UNIT 92	10/15/19	343.02
034174	DEL REY OAKS CAR WASH	SEPTEMBER 2019 CAR WASHES FOR POLICE	10/15/19	73.00
034175	HOPE SERVICES	SEPTEMBER 2019 CLEAN UP CREW	10/15/19	5213.00
034176	GIL'S GOURMET INC.	REFUND FY 19-20 BUSINESS LICENSE OVERPAYMENT	10/15/19	110.00
034177	VITO GRAZIANO	OCTOBER 2019 ACCRUAL CASH OUT	10/15/19	7581.56
034178	GROUNDWORK RENEWABLES, INC.	REFUND FY 19-20 BUSINESS LICENSE OVERPAYMENT	10/15/19	110.01
034179	THE HERALD	SEPTEMBER 2019 LEGAL ADVERTISING	10/15/19	185.00
034180	HOME DEPOT CREDIT SERVICE	SEPTEMBER 2019 SUPPLIES	10/15/19	980.00
034181	LEGAL NOTIFICATION SERVICES, I	2019 ISUBPOENA LICENSE FOR POLICE	10/15/19	1039.87
034182	CITY OF MONTEREY	SEPTEMBER 2019 INSPECTIONS	10/15/19	98.00
034183	MONTEREY COUNTY	POLICE NETWORK ACCESS FOR PERIOD ENDING 8/31/19	10/15/19	149.46
034184	MONTEREY ONE WATER	9/1/19 TO 10/31/19 SEWER BILL - 1 PENDERGRASS	10/15/19	99.28
034184	MONTEREY ONE WATER	9/1/19 TO 10/31/19 SEWER BILL - 320 ELDER	10/15/19	49.64
034184	MONTEREY ONE WATER	9/1/19 TO 10/31/19 SEWER BILL - 525 ORTIZ	10/15/19	15.90
034185	OFFICE DEPOT , INC.	SEPTEMBER 2019 SUPPLIES	10/15/19	1186.59
034186	PAPER DIRECT	2019 XMAS CARDS, TREE LIGHTING, AWARDS BANQUET	10/15/19	475.99
034187	PITNEY BOWES	7/30/19 TO 10/29/19 POSTAGE MACHINE LEASE	10/15/19	561.75
034188	PENINSULA FLORAL	REFUND FY 19-20 BUSINESS LICENSE OVERPAYMENT	10/15/19	73.50
034189	PETTY CASH - CASHED BY SHELBY	REPLENISH PETTY CASH	10/15/19	170.56
034190	PRECISION PLUMBING & HEATING	REFUND FY 19-20 BUSINESS LICENSE OVERPAYMENT	10/15/19	109.99
034191	PUBLIC STORAGE	OCTOBER/NOVEMBER STORAGE FOR ENGINEER BOXES	10/15/19	253.73
034192	RED SHIFT INTERNET SRVCS	OCTOBER 2019 CITY DSL, WEB AND EMAIL	10/15/19	51.98
034192	RED SHIFT INTERNET SRVCS	OCTOBER 2019 POLICE DSL, WEB AND EMAIL	10/15/19	41.95
034193	DAVID W. JANSEN	BATTERIES FOR LINDA BACK OFFICE BACKUP	10/15/19	42.41
034193	DAVID W. JANSEN	BLACK TONER FOR POLICE CLETS PRINTER	10/15/19	158.78
034193	DAVID W. JANSEN	POLICE - IBM SERVER, TRACNET	10/15/19	357.00
034193	DAVID W. JANSEN	POLICE - PATROL 2,1, WATCHGUARD, BOOKING	10/15/19	441.00
034194	SALVATION ARMY	2019 THANKSGIVING MEALS DONATION	10/15/19	300.00

Check Number	Vendor Name	Invoice Description	Check Date	Gross Check Amount
034195	SHRED IT- SAN JOSE	OCTOBER 2, 2019 SHREDDING SERVICE	10/15/19	61.04
034196	SPCA	SEPTEMBER 2019 ANIMAL SERVICES	10/15/19	640.00
034197	STAR SANITATION, LLC	9/21/19 BEACH CLEAN UP RESTROOM	10/15/19	179.44
034197	STAR SANITATION, LLC	SEPTEMBER 2019 BIKE TRAIL RESTROOM	10/15/19	216.69
034198	STURDY OIL COMPANY	9/15/19 TO 9/30/19 FUEL COSTS	10/15/19	1279.12
034199	SUNDIAL EDITIONS	APPOINTMENT BOOKS FOR LINDA AND CONNIE	10/15/19	75.87
034200	UNITED WAY OF MONTEREY	2019 CONTRIBUTION FOR BACKPACKS	10/15/19	250.00
034201	RABOBANK VISA CARD	STORAGE, TTC200 CLASS,TRUCK REPAIR,COLORADO TRIP	10/15/19	2385.93
034202	ZUMAR INDUSTRIES, INC.	NEW SIGN/SUPPLIES FOR CATALINA & ORANGE	10/15/19	253.99
34118B	PUBLIC EMPLOYEES RET. SYS	SEPTEMBER 2019 PERS RETIREMENT CONTRIBUTIONS	10/15/19	49119.51
034203	AGA - CENTRAL COAST CHAPTER	12/16/19 GOVERNMENT TAX SEMINAR	10/22/19	300.00
034204	SVETOZAR KARAPAUDZIN	FIREWALL HARDWARE FOR CITY HALL	10/22/19	8372.05
034205	A TO Z	TABLES/CHAIRS RENTAL FOR INDIGINEOUS PEOPLE DAY	10/22/19	106.19
034206	A.T. & T.	SEPTEMBER 2019 POLICE TRACNET PHONE LINE	10/22/19	214.59
034207	COMCAST	OCTOBER 2019 CITY INTERNET/COUNCIL TV	10/22/19	96.95
034207	COMCAST	OCTOBER 2019 P/W INTERNET	10/22/19	108.28
034207	COMCAST	OCTOBER 2019 POLICE CABLE TV	10/22/19	47.43
034208	CYPRESS COAST FORD	OIL CHANGE,BRAKES,SWAY BAR,TRANSMISSION REPAIR	10/22/19	3590.92
034209	DEPARTMENT OF JUSTICE	FINGERPRINTING FOR FRED MENEZES	10/22/19	32.00
034210	FEDERAL EXPRESS	POSTAGE TO SAVE OUR SHORES - MAYOR	10/22/19	30.26
034211	FIRST ALARM SECURITY	11/1/19 TO 1/31/20 SECURITY	10/22/19	603.39
034211	FIRST ALARM SECURITY	8/1/19 TO 10/31/19 SECURITY	10/22/19	603.39
034212	HAYASHI & WAYLAND	SEPTEMBER 2019 AUDIT/MANAGEMENT SERVICES	10/22/19	21937.70
034213	IIMC	CMC APPLICATION BALANCE & PLAQUE - HORCA	10/22/19	115.00
034214	MONTEREY TIRE SERVICE, INC	FLAT REPAIR FOR P/W TRUCK 8101	10/22/19	24.73
034214	MONTEREY TIRE SERVICE, INC	NEW TIRE FOR POLICE UNIT 92	10/22/19	188.99
034215	MRWMD	SEPTEMBER 2019 REFUSE CHARGES	10/22/19	501.62
034216	PETTY CASH - CASHED BY SHELBY	REPLENISH PETTY CASH	10/22/19	54.27
034217	PACIFIC GAS & ELECTRIC	SEPTEMBER 2019 UTILITY BILLS	10/22/19	1367.32
034218	DAVID W. JANSEN	CITY HALL SYSTEMS MAINTENANCE	10/22/19	819.00
034218	DAVID W. JANSEN	POLICE - 2 TABLETS, PATROL 3	10/22/19	315.00
034218	DAVID W. JANSEN	POLICE - BATTERIES FOR BOOKING SYSTEM BACKUP	10/22/19	42.41
034218	DAVID W. JANSEN	POLICE - BOOKING SYSTEM, PATROL 3	10/22/19	399.00
034218	DAVID W. JANSEN	POLICE - PATROL 1,WATCHGUARD,PATROL 3, TABLETS	10/22/19	693.00
034218	DAVID W. JANSEN	POLICE/P/W - PATROL 4, P/W FRONT AND BACK OFFICE	10/22/19	315.00
034219	SEASIDE GARDEN CENTER	4 TREES FOR CITY STREETS	10/22/19	797.27
034220	U.S. BANK CORPORATE PAYMENT SY	OCTOBER 2019 CAL CARD PURCHASES	10/22/19	483.62
034221	VERIZON WIRELESS	SEPTEMBER 2019 CELL PHONE BILLS	10/22/19	1104.42
034222	A.T. & T.	SEPTEMBER 2019 TELEPHONE BILLS	10/25/19	340.15
034223	BARRY'S CARPET SERVICE, INC.	COUNCIL CHAMBERS CARPET CLEANING	10/25/19	350.00
034224	CALPERS 457 PLAN	OCTOBER 2019 PERS 457 CONTRIBUTIONS	10/25/19	16623.25
034225	THE DON CHAPIN COMPANY	16 K-RAILS FOR WEST END EVENT	10/25/19	7905.00
034226	VITO GRAZIANO	MILEAGE REIMBURSEMENT FOR SRU TRAINING	10/25/19	137.89
034227	M&S BUILDING SUPPLY	SUPPLIES FOR HABITAT BIKE PATH FENCE REPAIR	10/25/19	453.06
034228	PAOLO MANCA	OCTOBER 2019 FINAL PAYCHECK	10/25/19	1038.66
034229	LAURA MORALES	CA PRA SEMINAR EXPENSE REIMBURSEMENT	10/25/19	120.42
034230	PETTY CASH - CASHED BY SHELBY	REPLENISH PETTY CASH	10/25/19	50.22
034231	PACIFIC GAS & ELECTRIC	SEPTEMBER 2019 UTILITY BILLS	10/25/19	55.29
034232	DAVID W. JANSEN	INSTALL CITY MANAGER COMPUTER/ENGINEER FILES	10/25/19	651.00
034232	DAVID W. JANSEN	NEW COMPUTER FOR CITY MANAGER/MICROSOFT/PORT	10/25/19	2467.64
034233	THE PIN CENTER	100 SAND CITY LAPEL PINS - CREAM/WHITE	10/25/19	230.00
34118D	RABOBANK	SERVICE CHARGE - WIRE TRANSFER OUT TO LAIF	10/31/19	30.00

Grn-Total:
 Ttl-Count: 142

241822.59

Sand City
Successor Agency
for the former
Redevelopment
Agency

REPORT.: 12/04/19
 RUN....: 12/04/19
 Run By.: LINDA

SUCCESSOR AGENCY
 Balance Sheet Report
 ALL FUND(S)

PAGE: 001
 ID #: GLBS
 CTL.: SUC

Ending Calendar Date.: October 31, 2019 Fiscal (04-20)

Assets			Acct ID

Fiduciary Fund Tax Increment Account	251,221.11	40	1005
Fiduciary Fund 2008 TAX EXEMPT CD #6998114883	526,535.97	40	1025
Fiduciary Fund 2008 TAX EXEMPT CD # 535671579	531,870.85	40	1026
Fiduciary Fund 2008B RESERVE ACCOUNT	224,850.00	40	1070
Fiduciary Fund 2008B Debt Service Fund	33.31	40	1072
Fiduciary Fund 2017 Debt Service Fund	0.03	40	1085
Fiduciary Fund Land	1,127,500.26	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	-221,907.99	40	1300

Total of Assets ---->	2,662,952.78		2,662,952.78
			=====

Liabilities			Acct ID

Fiduciary Fund REFUNDABLE FEES	1,455,000.00	40	2045
Fiduciary Fund Deferred Revenue	242,499.00	40	2050
Fiduciary Fund GENERAL LT- ADVANCE COSTCO/SEA	4,650,000.00	40	2330
Fiduciary Fund LOAN PAYABLE-HOUSING	116,961.00	40	2452
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	780,000.00	40	2485
Fiduciary Fund Refunding Bonds, Series 2017	3,710,000.00	40	2490

Total of Liabilities ---->	16,035,284.33		

FUND Balances			Acct ID

Fiduciary Fund Unappropriated Fund Balance	-13,933,903.83	40	3400
CURRENT EARNINGS	561,572.28		

Total of FUND Balances ---->	-13,372,331.55		2,662,952.78
			=====

REPORT.: Dec 04 19 Wednesday
 RUN...: 12/04/19 Time: 07:49
 Run By.: Linda Scholink

SUCCESSOR AGENCY
 Month End Cash Register Activity Report
 For Period: 10-19

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

Reg	Period	Date	Receipt	T	Opr	ID No	Description	G/L Posting	Amt Paid
000	10-19	10/31/19	00371	C	Mis	BND04	3 MONTH TAX EXEMPT BOND INTEREST OCTOBER 2019 INTEREST Receipt Date: 10/31/19 RABOBANK	Db: 40 1025 Cr: 40 4435 00	21.93
			00372	C	Mis	BND05	6 MONTH TAX EXEMPT BOND INTEREST OCTOBER 2019 INTEREST Receipt Date: 10/31/19 Paid by: RABOBANK Issued...: T0 (DEVON) Oct 31 2019 02:34 pm Devon Lazzarino	Db: 40 1026 Cr: 40 4435 00	22.16
			00373	C	Mis	PRP01	PROPERTY TAX INCREMENT OCTOBER 2019 INTEREST Receipt Date: 10/31/19 Paid by: RABOBANK Issued...: T0 (DEVON) Oct 31 2019 02:36 pm Devon Lazzarino	Db: 40 1005 Cr: 40 4450 00	126.88
Day 10/31/19 Total ---->									170.97
Period 10-19 Total ---->									170.97
Register 000 Total ---->									170.97
Total of All Registers ---->									170.97

REPORT.: Dec 04 19 Wednesday
RUN...: Dec 04 19 Time: 07:46
Run By.: Linda Scholink

SUCCESSOR AGENCY
Month End Payable Activity Report
Report for 10-19

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

Period	Vendor # (Name)	Invoice Number	Invoice Date	Due Date	Disc. Terms	Gross Amount	Description
10-19	USB01 (US BANK)	1471847H	09/16/19	10/16/19	A	372333.26	NOVEMBER 2019 SERIES 2017 BOND PAYMENT
		1471863H	09/16/19	10/16/19	A	196999.18	NOVEMBER 2019 TAXABLE 2008B BOND PAYMENT
		Vendor's Total ----->				569332.44	
		Total of Purchases ->				569332.44	

Ocotber 2019 Bank Balances						
NAME	ACCOUNT #	CHART #	COMPUTER BALANCE	BANK STATEMENT	DIFFERENCE	
City General Checking Acct.	72084896	99-1001	154,723.82	154,723.82	-	
Housing Account #2	250550482	10-1002	342,104.30	342,104.30	-	
Housing Account	298509960	10-1003	213,913.46	213,913.46	-	
LAIF	98-27-773	10-1008	7,264,648.61	6,564,648.61	700,000.00	
Tioga Beach Clean Up Fund		10-1007	120,000.00	120,000.00	-	
City Investment .050%	72093864	10-1020	164,884.28	164,884.28	-	
OPEB	190023467	10-1004	142,457.55	142,457.55	-	
Sub-total			8,402,732.02	7,702,732.02	700,000.00	
New CD's through TVI I leave the bank statement with original		10-1080-1083	1,053,188.42	988,000.00	65,188.42	
Subtotal for City Bank Account			9,455,920.44	8,690,732.02	original investment 765,188.42	
Successor Agency						
AGENCY-RPTTF FUND	72136736	40-1005	251,221.11	251,221.11	-	
Agency 2008 Tax Exempt Series B CD'S 40-1025 & 1026			1,058,406.82	1,058,406.82	-	
Subtotal for Successor Agency Bank Accts.			1,309,627.93	1,309,627.93	-	
Total for October 2019			10,765,548.37	10,000,359.95	765,188.42	
Reserves per Official Statement (40-1060) through (40-1075)					-	
2008A bonds were refinanced during August 2017.					-	
In escrow account (40-1084) Escrow account should be 0			0.00			224,883.31

next month,									
*** \$700,000 came out of City Checking Oct 31st and was posted to LAIF November 1st									

AGENDA ITEM

6C

CITY OF SAND CITY

STAFF REPORT

**JANUARY 23, 2020
(For City Council consideration on February 4, 2020)**

TO: Mayor & City Council

FROM: Charles Pooler, City Planner

SUBJECT: South of Tioga Park Dedication / In-Lieu Fee Resolution

BACKGROUND

At the January 21, 2020 City Council meeting, presentations were made by City staff and by DBO Development #30 in regard to the parkland dedication in-lieu fee (Quimby Act) requirements for the South of Tioga development project (the "Development"). After presentations, the City Council deliberated and ultimately directed City staff to include Parcel R2's sky-deck and interior clubhouse and gym, the outdoor recreational courtyard of the proposed hotel on Parcel H1, the public easement for the City' entry sign/posting board at the California Avenue and Tioga Avenue intersection, the cost of constructing the residential courtyard areas, in addition to City staff's recommended credits, all as credit to the parkland dedication and in-lieu fee for the Development, but to not deduct from the calculation the Development's affordable housing units and habitat preserve area.

Purpose of Resolution:

The City Attorney informed the City Manager and City Planner that it would be prudent to have a formal resolution adopted to reflect the City Council's consensus and direction to staff at the January 21st Council meeting. Therefore, a resolution has been prepared for City Council action as a consent calendar item. For reference of previous staff analysis, the staff report (without exhibits) dated May 24, 2019 (presented at the 06/18/19 Council Meeting) and the staff report Addendum 1 dated December 2, 2019 (presented at the 01/17/20 Council Meeting), are attached hereto as Attachments 1 and 2 respectively.

Fiscal Impact:

The fiscal impact to the City will be the loss of a one-time payment by the Developer to the City of the parkland in-lieu fee as established in Sand City Municipal Code ("SCMC") Chapter 17.68. The fee amount will vary depending upon those credits that could/are applied to the parkland in-lieu fee. Without discretionary credits applied, the fee would have been \$3,125,028.00 using \$31.95/per square foot land value and automatically deducting \$231,000 for public improvements on the parklets as shown on the Phase I public improvement plans; but that amount would have been lowered to \$1,776,418.50 if applying Planning staff's recommendations (see Exhibit C.1 of Attachment 2) of the Parcel R1 and R2 courtyards. By applying additional credits for the sky-deck, hotel courtyard, sign

easement, and cost of other park improvements, the in-lieu fee is essentially “zeroed out”. The parkland in-lieu fee can only be used for the purpose of providing park and recreational facilities that serve residents of the development (upon which the fee is imposed) and the local community (SCMC section 17.68.030.B.4). The City must commit those parkland in-lieu fees in developing park or recreational facilities either within five (5) years of collection or upon issuance of building permits for half of the lots created, whichever is later. If such fees are not committed within that time frame, then the fees “...shall be distributed and paid to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total of all lots within the subdivision” (SCMC Section 17.68.030(C)(4)). The Project is providing a cumulative 8,442 square feet of parkland easements in addition to the cost of improvements to those park easements (\$150,000) and public parklets (\$231,000) within the South of Tioga Project.

It should be noted that the South of Tioga Project, upon completion, will annually generate an estimated \$1,763,653.00 in City revenue (June 2018 Fiscal Impact Analysis). This includes \$1,061,397.00 annually from the hotel’s Transient Occupancy Tax (TOT). It also takes into account business license revenues, sales and transaction/use taxes, and increased property tax revenue from reassessment after site improvements.

CEQA:

The Environmental Impact Report (EIR) for the overall South of Tioga project was approved and certified as complete and adequate (including responses to comments) on June 5, 2018; which satisfies the CEQA review for the South of Tioga Project. In regards to the park in-lieu fee, the determination, application, and acceptance of fees, as established by SCMC Chapter 17.68, will not have a direct or reasonable indirect physical change upon the environment, and is therefore not subject to CEQA (CEQA Guidelines section 15060(c)(2)). Additionally, under Article 18 of CEQA (California Environmental Quality Act), for Statutory Exemptions, CEQA guideline section 15273 states that “*CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, and other charges by public agencies...*”.

RECOMMENDATION

Staff recommends **APPROVAL** of the attached draft resolution to reaffirm and reflect the City Council’s January 17, 2020 direction to staff in regard to credits applied towards the parkland in-lieu fee for the South of Tioga Project; which includes Parcel R2’s sky-deck and interior clubhouse and gym, the outdoor recreational courtyard of the proposed hotel on Parcel H1, the public easement for the City’s entry sign/posting board at the California Avenue and Tioga Avenue intersection, the cost of constructing the residential courtyard areas, in addition to City staff’s recommended credits (see Attachment 2), but to not deduct from the calculation the Development’s affordable housing units and habitat preserve area.

ATTACHMENTS:

- 1) Staff Report w/o Exhibits, dated May 24, 2019 (as presented at the 6/18/19 Council Meeting)
- 2) Staff Report-Addendum 1 w/ Exhibits, dated December 2, 2019 (as presented at the 01/17/20 Council Meeting)
- 3) Draft Resolution regarding South of Tioga parkland dedication and in-lieu fee requirements and credits thereto.

CITY OF SAND CITY

STAFF REPORT

MAY 24, 2019
(For City Council consideration on June 18, 2019)

TO: Mayor & City Council

FROM: Charles Pooler, City Planner
Vibeke Norgaard, City Attorney

SUBJECT: South of Tioga Park Dedication / In-Lieu Fee Requirement

BACKGROUND

The overall South of Tioga project by DBO Development (the "Applicant") consists of a hotel and residential development on six (6) newly created parcels (the "Project") within the General Plan designated South of Tioga area. The Applicant received City Council certification of the Environmental Impact Report (the "EIR"), approval of the Vesting Tentative Map (the "VTM"), and approval of the mitigation monitoring program for the Project on June 5, 2018. The Hotel segment of the Project received City approval of land use/development entitlements in November of 2018. As part of the VTM approval, the South of Tioga Project was required to dedicate parkland, pay a fee in lieu of parkland dedication, or a combination of both (VTM Condition #1.2). The City Planner and City Attorney have reviewed the City's municipal code, the Project VTM, and relevant Government Codes in order to determine how to appropriately calculate the park in-lieu fee amount for the Project. This report is meant to summarize the particulars of the Municipal Code, VTM, and Government Code requirements pertaining to the park dedication/in-lieu fee requirement for the Project and to seek City Council direction regarding whether to allow credits towards those fees for 'private open space'.

VESTING TENTATIVE MAP

At the June 5, 2018 public hearing and City Council meeting, the VTM for the South of Tioga Project, dated May 31, 2018, was approved. The VTM authorized up to 125 residential dwelling units and a potential rooftop restaurant on Parcel R1 and up to 231 residential dwelling units on Parcel R2. Condition 1.2 of the VTM states as follows in regard to the park dedication:

"The applicant shall provide on-site parkland or a fee in lieu of parkland dedication, or combination thereof, in accordance with Municipal Code Chapter 17.68. Based on a Project of 356 residential units and an average per unit occupancy of 2.27 persons, the total Project population would be about 808 persons. The resulting parkland requirement, based on 130 square feet per each resident, is 2.4 acres. Park or recreation area provided by the applicant within the Project that qualifies under the

provisions of Chapter 17.68 shall be credited toward this requirement as determined by the City Planner. Remaining park requirements shall be compensated through an in-lieu payment the amount to be determined prior to recording the first Final Map by the City in accordance with the provisions of Chapter 17.86. Fees may be used for recreational amenities within the City's public rights-of-way within or adjacent to the Project, or for an off-site community or cultural center within the Sand city municipal limits. An in-kind contribution toward rent or facilities may be used in place of fees at the discretion of the City Administrator. One-half of the fee shall be paid prior to recording of the final map, or as otherwise agreed by the City Administrator in the case of in-kind contributions, and one-quarter of the fee shall be paid prior to issuance of the first building permit for each parcel."

DISCUSSION

MUNICIPAL CODE CHAPTER 17.68:

Sand City Municipal Code ("SCMC") Chapter 17.68 (see Exhibit A) establishes the City's requirements for park dedication(s) in conjunction with subdivisions, pursuant to Government Code section 66477 (Quimby Act). Park land must be suitable for active use and should directly benefit the subdivision. SCMC section 17.68.030.A states that a "*...subdivider shall dedicate usable open space, grant an easement, or pay a fee in-lieu of such dedication or...easement...in conformance with an adopted fee schedule ordinance.*" The land, fees, or combinations thereof can only be used for the purpose of providing park and recreational facilities that serve residents of the development (upon which the fee is imposed) and the local community (SCMC section 17.68.030.B.4). SCMC section 17.68.030.B.2 states that habitat areas are not to be considered as park land dedications; therefore, the habitat preserve mitigation for the South of Tioga Project cannot be credited towards meeting the park land requirement. Land dedications/easements need to be identified and included on the South of Tioga Project's final map when recorded for that dedication/easement to be considered official.

Land Dedication: The SCMC outlines the aforementioned fee schedule and dedication/easement requirements (SCMC section 17.68.030.B), and establishes that 130 square feet of parkland shall be provided per estimated person of the subdivision. The VTM (condition I.2, p.22) specifies that the resulting parkland requirement for the entire South of Tioga project is 2.4 acres, based upon a rate of 130 square feet per person and a residential population of 808 persons ($2.27\text{persons} / \text{d.u.} \times 356 \text{d.u.}$).

In-Lieu Fee: For subdivisions of fewer than 50 lots (the entire South of Tioga Area post-Final Map recording will be six lots), only the fee may be imposed by the City as a requirement (SCMC section 17.68.030.C.5). Therefore, the City can only "impose" a fee; however; this does not prevent a subdivider from voluntarily dedicating parkland towards meeting this requirement as a credit against the in-lieu fee. Furthermore, a fee in-lieu of land dedication shall be required when no portion of the proposed usable open space is planned to be located within the limits of the subdivision (section 17.68.020.C). In-lieu fees are to be based on current fair market value of land and development costs in areas where park facilities are planned.

CALCULATING THE IN-LIEU FEE:

In order to calculate the in-lieu fee, a cost factor per square foot is needed to convert the required 2.4 acres of parkland into a dollar value. The SCMC states that in-lieu fees are *“to be based on current fair market value of land and development costs in the areas where park facilities are planned”*. For the purposes of discussion in this report, staff is using a land value of \$57.77 per square foot. This is based upon the recent Lang Property appraisal (see Exhibits C.1 & C.2). Staff is working with an appraiser to determine what the actual fair market value should be to calculate the fee; therefore, the \$57.77 is not a final value to determine the actual fee at this time.

The 2.4 acres (or 105,040 sq.ft.) of parkland area required equates to a fee of \$6,068,160.80 (105,040sf x \$57.77/sf). There are items that qualify, either automatically or discretionarily, as a credit against the in-lieu fee. First is land dedication/easement provided within the project area, second is the cost of park/recreational improvements, and third is private open recreational areas within the project.

Automatic Credit - Land Dedications / Easements: The draft South of Tioga Final Map currently in review by staff identifies two abutting public park easements (see Exhibit B). Parcel R1 provides a park easement of 2,860 square feet and Parcel R2 provides a park easement of 5,582 square feet fronting the proposed “A” Street through the Project. The VTM states that *“Park or recreation area provided by the applicant within the Project that qualifies under the provisions of Chapter 17.68 shall be credited.....”*. These park easements qualify under the provisions of this Chapter as they provide a grant of land easement for usable open space (SCMC section 17.68.020.A). Therefore, the cumulative 8,442 square feet of park easements qualify to be credited towards the park in-lieu fee. This credit amounts to \$487,694.34 ($\$57.77/\text{sf.} \times 8,442 \text{ sf.}$). These easements are dedicated public open space per VTM condition E13, which states *“An easement shall be recorded with the final map to provide public access to and over park facilities provided on private parcels and intended for public access, use, and enjoyment.”* Though there are currently no plans on how to develop these easements, they are intended for public access and recreational use.

Automatic Credit - Park & Recreational Improvements: SCMC section 17.68.030.C.7 states that *“...the value of the improvements together with any equipment.....shall be a credit against the payment of fees or dedication of land required....”* The parklet areas themselves within the proposed “A” Street are not a credit as this is to be dedicated public right-of-way; however, the cost of improvements and development of the amenities (i.e. benches, tables, etc.) within the parklets are improvements for general public use that satisfies the description above; and therefore, qualifies as a credit against the in-lieu fee. According to the Applicant, the recreational improvements for the parklets will cost \$231,000 (see Exhibit C for a cost breakdown for each of the 4 parklets). This amount can therefore be credited against the total in-lieu fee.

Discretionary Credit - Private Open Spaces: SCMC Section 17.68.030.C.11 states that *“Planned development and real estate developments....shall be eligible to receive a credit, as determined by the City, against the amount of land required to be dedicated*

or the amount of the fee imposed.....for the value of private open space within the development which is usable for active recreational uses.” Both residential development pads (Pad R1 and R2) provide private courtyards for their residents that meet the definition of “private open space” usable for “active recreation” The SCMC ordinance is thus phrased in a way that clearly gives the City discretion in determining whether or not to allow ‘private open space’ as a credit towards the in-lieu fee. SCMC subsection C.11 specifies that such developments “...shall be eligible...as determined by the City,...”, which is not in the imperative; and therefore, is subject to the City’s discretionary determination. Finally, the VTM states that the South of Tioga Project gets credit for areas that qualify under the provisions of SCMC Chapter 17.68; therefore, if something does not qualify under the SCMC, then that credit is not applicable.

The City Planner and City Attorney both concur that Parcel R2’s clubhouse and gym do not qualify as ‘open space’, and the rooftop skydeck is not for an ‘active’ recreational purpose; and therefore, the square footage of those areas are not applicable as credit towards the in-lieu fee. Beyond the courtyard and park easement, other specific on-site recreational amenities and their square footage for Parcel R1 are currently unknown until such time as Parcel R1’s future developer provides staff with a more definitive development plan.

Applying the value of the 8,442 sq.ft. of park easements (value of \$487,694.34) and the parklet improvements of \$231,000 as credit, reduces the park fee to \$5,349,466.46. If the City Council decides that the private open spaces (i.e. courtyard areas) are subject to be credited towards the in-lieu fee amount, then the total fee would be further reduced to \$3,485,344.10 (see Exhibit C.1). If the Council decides the courtyards are NOT a credit, then the fee would be \$5,349,466.46 (see Exhibit C.2); a difference of \$1,864,122.36.

TIMING OF PAYMENT:

The VTM states that one half of the in-lieu fee is to be paid prior to recording the Project’s Final Map or as otherwise agreed upon by the City Administrator in the case of in-kind contributions. An additional quarter of the fee is due prior to City issuance of the first building permit for each parcel per the VTM. The remaining quarter fee payment schedule/due date is not identified by the VTM; nor does Chapter 17.68 provide any specifications on payment timing. This would be best resolved/clarified within the development agreement between the City and the Applicant.

FEE COMMITMENT OR REFUND:

SCMC section 17.68.030.C.4 specifies that the City must commit those park in-lieu fees collected in developing park or recreational facilities either within five (5) years of collection or upon issuance of building permits for half of the lots created, whichever is later. If such fees are not committed within that time frame, then the fees “...shall be distributed and paid to the then record owners of the subdivision in the same proportion that the size of their lot bears to the total of all lots within the subdivision.” In simpler terms, any uncommitted fees collected must be divided in proportion to the size of individual lots within the subdivision and paid to the property owners of those lots. It would be prudent to outline the intended

commitment of these funds in the development agreement between the City and Applicant.

CEQA:

The Environmental Impact Report (EIR) for the overall South of Tioga project was approved and certified as complete and adequate (including responses to comments) on June 5, 2018; which satisfies the CEQA review for the South of Tioga Project. In regards to the park in-lieu fee, the determination, application, and acceptance of fees, as established by SCMC Chapter 17.68, will not have a direct or reasonable indirect physical change upon the environment, and is therefore not subject to CEQA. Additionally, under Article 18 of CEQA (California Environmental Quality Act), for Statutory Exemptions, CEQA guideline section 15273 states that “*CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, and other charges by public agencies...*”.

CONCLUSION / DIRECTION

Staff is seeking Council direction as to whether the private recreational areas of the Project, specifically the inner courtyards of Parcels R1 and R2, are to be considered as credit against the parkland in-lieu fee amount. As set forth in this report, this decision lies entirely within the City Council’s discretionary power. This concludes staff’s report.

EXHIBITS:

- A. Sand City Municipal Code Chapter 17.68
- B. Excerpt of Final Map illustrating Parcels R1 & R2 park easements
- C. Draft Parkland In-Lieu Fee calculations
 - 1. With courtyards counted as credit
 - 2. With courtyards not counted as credit

CITY OF SAND CITY

STAFF REPORT - ADDENDUM 1

DECEMBER 2, 2019
(For City Council consideration on December 17, 2019)

TO: Mayor & City Council

FROM: Charles Pooler, City Planner

SUBJECT: South of Tioga Park Dedication / In-Lieu Fee Requirement

BACKGROUND

The City Council conducted a discussion at the June 18, 2019 Council meeting in regard to applicable Park Dedication In-Lieu Fee / Quimby Act requirements for the South of Tioga project. The item was continued indefinitely at the request of Don Orosco of DBO Development #30 (the "Developer"). As the development agreement between Sand City (the "City") and the Developer is getting closer to execution, the issue of the Park Dedication In-Lieu Fee / Quimby Act requirements must be resolved in order to be incorporated into that agreement. The outstanding issues regarding the Park Dedication In-Lieu fee are:

- 1) Should the recreational courtyard open spaces on the residential pads, closed to the general public but available for those residents, be counted as a credit towards the in-lieu fees?
- 2) What is the "fair market value of land" for calculating the in-lieu fees?

This Park Dedication In-Lieu Fee / Quimby Act requirement is being brought back to the City Council for further discussion and potential determination regarding the inclusion or exclusion of on-site private public recreation as a credit to the in-lieu fee.

DISCUSSION

Staff prepared a report (dated May 24, 2019) that was presented to the City Council at its June 18, 2019 Council meeting regarding Sand City Municipal Code (SCMC) Chapter 17.68, the parkland in-lieu fee, and how that Chapter and fees relate to the South of Tioga Project. That report discusses the issues of fee calculation and recreational open spaces, in addition to the CEQA determination, required timing of payment per the project's Vesting Tentative Map, and SCMC requirements regarding fee commitments and refunds. Please refer to that report (see Attachment 1).

Recreational Open Spaces:

SCMC Section 17.68.030(C)(11) states that “Planned development and real estate developments....shall be eligible to receive a credit, as determined by the City, against the amount of land required to be dedicated or the amount of the fee imposed.....for the value of private open space within the development which is usable for active recreational uses.” Both residential development pads (Pad R1 and R2) provide private courtyards for their residents that meet the definition of “private open space” usable for “active recreation” The SCMC ordinance is thus phrased in a way that gives the City discretion in determining whether or not to allow ‘private open space’ as a credit towards the in-lieu fee. SCMC section 17.68.030(C)(11) is consistent with Government Code section 66477(e) regarding land dedications. The VTM states that the South of Tioga Project shall receive credit for areas that qualify under the provisions of SCMC Chapter 17.68.

Furthermore, the Court of Appeals held, in the case *Branciforte Heights, LLC v. City of Santa Cruz*, 138 Cal. App. 4th 914, 936 (2006), that the legislature did not intend a private open space credit to be an absolute right to developers. It should also be noted the law also does not prohibit the credit from being applied discretionarily by the City.

The potential builder of Parcel R2 (Mr. Lee Newell) provided staff with an email correspondence in June of 2019 (see Exhibit A) regarding the open space issue that was not included in the May 24th staff report. This correspondence makes the argument that the private spaces on-site should be counted as a credit towards the overall in-lieu fee; reciting his past 38-years of experience in multi-family development. This correspondence also states that the City of Palm Desert credited park fees for club house and pools, similar to that proposed for the South of Tioga project. It should be noted that the credit afforded by Palm Desert appears to have been discretionary on their part, and not mandated by law. In an inquiry to the cities of Santa Cruz and Salinas, those cities have exercised their discretion to not credit developers for private open spaces.

The SCMC is clear that the park easements and the parklet improvements (or any other public recreational improvement paid for by the developer) are automatic credits to the City’s in-lieu fee. The outstanding question for Council is whether the recreational courtyards of Parcels R1 and R2 should count as a credit where the SCMC section 17.68.030(C)(11) has delegated that determination to the City.

Parcel R2 proposes the following private on-site recreational areas/amenities for its residents:

Building 1 Courtyard	11,500 square feet (inclusive of 1,700 sf pool and 90 sf spa).
Building 2 Courtyard	9,300 square feet.
Clubhouse (Bldg 1)	6,350 square feet (includes a gym)
Clubhouse open area	1,500 square feet (west side of clubhouse)
<u>Sky Deck (Bldg 1)</u>	<u>1,400 square feet (roof level)</u>
TOTAL	30,050 square feet

The courtyards proposed for Parcel R2 include, fire troughs, custom shade structures with seating and entertainment wall, day beds near the pool, custom community tables, and

outdoor kitchens/BBQ areas with refrigerators. Building 1 also provides an approximate 1,700 square foot swimming pool, a 90 square foot water spa, and numerous cabanas. Building 2 provides for table tennis and hammocks. The sky deck provides for open rooftop seating only. There is no specific information regarding the clubhouse/gym except for floor area square footage. (Note: The sky deck and clubhouse/gym of Parcel R2 were not included in the credit calculations of this report; however the 1,500 sf of clubhouse open area was included - See "Calculating Credit Amounts".)

Parcel R1 is still conceptual in design and detailed information on the recreational amenities is not currently available, but it will include a clubhouse and private courtyard of 11,468 square feet with swimming pool and outdoor seating. A rooftop restaurant on this Parcel would be a commercial activity; and therefore, cannot be considered a credit towards the in-lieu fee.

In summary, whether the recreational courtyards are considered as a credit against the in-lieu fee is ultimately at the discretion of the City. The law supports this as a discretionary determination but does not prohibit such action.

Determining Land Value:

The SCMC (section 17.68.030(B)(4)) specifically states that the in-lieu fees are "...to be based on current market value of land and development costs in areas where park facilities are planned." Earlier this year, the City Planner reached out to an appraiser for assistance in determining what the dollar value per square foot (\$/sq.ft.) market rate should be for this fee. After tenuous research, the appraiser was unable to assist staff in determining what the \$/sq.ft. should be for park land or the in-lieu fee. The Appraiser agreed that staff's best ability to calculate the in-lieu fee is to base it on an average of the most recent appraisals.

For the May 24th staff report (see Attachment 1), staff used the Lang property appraisal for discussion purposes only as no other pertinent data was available at that time. That amount was \$57.77 / sq.ft. resulting in an in-lieu fee of \$6,068,160.80 (without applying credits). Since the June 18th Council discussion, recent appraisals have been conducted for the South of Tioga Area; which include the Tioga Lift Station site and the 'to be' abandoned right-of-way segments of Lincoln Avenue and Beach Way. The Tioga Lift Station property is encumbered by sewer pump equipment that will incur expense to the Developer to either remove or relocate that equipment. The Lang property is also a commercially developed parcel where the property value is influenced by existing site improvements (i.e. building, pavement, etc.). The currently vacant unimproved right-of-way segments of Lincoln Avenue and Beach Way that were appraised are closer to public park land value than encumbered or improved properties.

Based on just the recent street appraisals, the average cost per square foot is \$31.95 (based on averaging the \$/sq.ft. of the aforementioned street appraisals). Including the Tioga Avenue lift station site appraisal increases the cost per square foot to \$32.30. Staff's calculations for these are attached as Exhibit B. Either of these scenarios are substantially less than the \$57.77/sq.ft. from the Lang property appraisal. The \$31.95 value results in an in-lieu fee of \$3,356,028.00, before credit deductions are applied (see this report's Exhibits C.1 & C.2); whereas if the Tioga Avenue lift station property is included, it would result in an

in-lieu fee of \$3,392,792.00 without credit deductions (see this report's Exhibits D.1 & D.2), an increase of \$36,764. The \$31.95/sq.ft. amount is also closer in value to the Catalina Lofts 2013 vacant land appraisal of \$34.00/sq.ft. Staff excluded the Lang property appraisal for this round of analysis as the Lang site is encumbered with existing development that will incur demolition expense to the Developer, diluting the true land value.

Calculating Credit Amounts:

Automatic credits to the in-lieu fee are the dedicated park easement areas of Parcels R1 and R2 (cumulatively 8,442 sq.ft. as identified by the Developer and as illustrated on the draft Final Map currently under review) and the Developer's estimated improvement costs for the parklets (\$231,000 est.). The parklet improvements are a direct dollar expense for dollar fee credit. However, until a \$/sq.ft. value is determined, the amount of the park dedication credit cannot be calculated. Furthermore, any improvements made by the Developer to the dedicated park easements (i.e. playground equipment, BBQ pits, seating, etc.) would also be automatically credited against the in-lieu fee [SCMC section 17.68.030(C)(7)]. However, staff is not aware of any such improvements intended for these easement areas at this time.

Estimating Park Easements Credit:

The 8,442 square feet of combined easement areas of Parcels R1 and R2 either results in a credit of \$269,721 using the \$31.95/sq.ft. value or a credit of \$272,670 using the \$32.30/sq.ft. value. This is a difference of \$2,954.10 depending upon which of the two \$/sq.ft. valuations are applied.

Estimating Courtyard Credits:

If the courtyards of both Parcel R1 and R2 are considered a credit toward the in-lieu fee (subject to the discretion of the City), it would result in a credit of \$1,078,887.60 using the \$31.95/sq.ft. valuation or a credit of \$1,090,706.40 using the 32.30/sq.ft. valuation. This is a difference of \$11,818.80 depending upon which of the two \$/sq.ft. valuations are applied. These estimates do include the clubhouse's 1,500 square feet of open area to the west side; but does not include the clubhouse, gym, or sky-deck of Parcel R2; only the outside courtyards.

PLANNING STAFF'S CONCLUSIONS

Planning staff supports the private courtyards (for the use of those residents within Parcels R1 and R2) as a credit towards the overall in-lieu fee. These are usable open recreational spaces that will serve that segment of the City's future residents of Parcels R1 and R2, reasonably satisfying SCMC section 17.68.020 that states "*...for the purpose of providing park or recreational facilities to serve the subdivision.*" and SCMC section 17.68.030(B)(4) that states "*...for the purpose of providing park and recreational facilities which will serve residents of the development and the local community...*".

Furthermore, Planning staff supports using the \$31.95/sq.ft. valuation for calculating the in-lieu fee, which is based solely upon the street right-of-way averaged appraisal values (see Exhibits B, C1 & C2). These are the most recent appraisals of undeveloped land that would be most comparable to vacant unimproved parkland. Properties such as the Tioga Avenue lift station and the Lang Property appraisals have some level of encumbrance

due to existing development, which increases market value while also increasing development expense to demolish and would therefore not be a fair value comparison.

COUNCIL ACTION

This item is for Council discussion and direction to staff regarding the inclusion or exclusion of on-site private public recreation as a credit to the in-lieu fee. Furthermore, if Council has no objection, staff will utilize the \$31.95/sq.ft. valuation for calculating the in-lieu fee.

Exhibits:

- A. Lee Newell email (dated 6-18-19)
- B. Staff calculations of 'average' \$/sq.ft. based on recent R-O-W appraisals.
- C. Staff's revised calculations of In-Lieu Fee with and without courtyard credits applied (2 sheets) based on \$31.95 / sq.ft. valuation.
- D. Staff's revised calculations of In-Lieu Fee with and without courtyard credits applied (2 sheets) based on a \$32.30/sq.ft. valuation.
- E. DBO Development #30 response to this Addendum Staff Report (dated 01-14-20)

Attachments:

- 1) Staff Report w/ Exhibits, dated May 24, 2019 (as presented at the 6/18/19 Council Meeting)

Chuck Pooler

From: Lee Newell [REDACTED]
Sent: Tuesday, June 18, 2019 2:48 PM
To: Chuck@SandCityCA.org
Cc: William Silva; Matt Nohr; Don Orosco; Lee Newell
Subject: PARK FEE IN LIEU FEE CREDIT

Mr Charles Pooler
City Planner
City of Sand City

Subject: Park Fee In Lieu Fee Credit

Dear Chuck,

As I am unable to be at the City Council meeting tonight, I wanted to provide commentary to your Staff Report on the "South of Tioga Park Dedication/In Lieu Fee Requirement".

After reading the Staff Report, I have just a couple comments:

First, it is and has been my experience over 38 years of being in the development business that it would be uncommon when dealing with Multifamily Residential developments to not provide park in lieu fee credits for developer installed open space recreational amenity spaces. In the case of our Parcel R2 Bay Club Apartments development, we chose the name "Bay Club" because we plan to have a 5,000 square foot Club House amenity and large courtyard pool and spa areas which will provide active open space areas dedicated to fitness and exercise, as well as some passive relaxation areas.

The fitness and exercise areas will have a full complement of fitness and exercise machines and treadmills. There will also be a separate yoga and floor exercise area and juice bar. Bathrooms will serve these areas as well. Lastly, a roof top terrace with Monterey Bay views will facilitate passive gatherings of the tenants, as will the Community Room with kitchen located in the Club House.

Second, to further provide evidence of the custom and practice of this in lieu park fee credit within the industry, the City of Palm Desert where we are about to break ground on a 388 unit apartment project, credited 100% of the park fees for The Sands project by agreeing that the construction of a 9,000 square foot Club House and 2 pools with similar amenities as to what we will construct at the Bay Club in Sand City fully satisfied the park and open space needs of the development's tenants.

Lastly, Sand City residents and the Bay Club tenants are the obvious beneficiaries of the Monterey Bay Beach within a 5 minute walk of the the project.....and that is a big park amenity!

I hope you, the City Attorney and the City Council members agree that the multiple developer installed recreational amenities contained in the Bay Club apartments will be given proper credit toward the Park In Lieu Fee.

Thank you for your consideration of the above.

Lee Newell
Managing Partner
New Cities Investment Partners, LLC

TIOGA AVENUE APPRAISAL:

Valuation: \$75,000
Land Area: 2,250 sq.ft.

$\$75,000 \div 2,250\text{sq.ft} = \mathbf{\$33.33/\text{sq.ft}}$

Note: This parcel is encumbered by the sewer pump equipment.

LINCOLN AVE. & BEACH WAY APPRAISALS:

1) Wilson Trust fronting Lincoln Avenue
Valuation: \$80,000
Land Area: 2,507 sq.ft.

$\$80,000 \div 2,507\text{sq.ft} = \mathbf{\$31.91/\text{sq.ft}}$

2) Gill Trust fronting Beach Way
Valuation: \$12,000
Land Area: 375 sq.ft.

$\$12,000 \div 375\text{sq.ft} = \mathbf{\$32.00/\text{sq.ft}}$

3) Gill Trust fronting Lincoln Avenue
Valuation: \$128,000
Land Area: 4,006 sq.ft.

$\$128,000 \div 4,006\text{sq.ft} = \mathbf{\$31.95/\text{sq.ft}}$

Average Street Appraisals:
 $\frac{\$31.91 + \$32.00 + \$31.95}{3} = \mathbf{\$31.95/\text{sq.ft.}}$

AVERAGE OF ALL APPRAISALS:

Tioga Avenue	\$ 33.33/sq.ft
Wilson Tr. (Lincoln)	\$ 31.91/sq.ft
Gill Tr. (Beach)	\$ 32.00/sq.ft
<u>Gill Tr. (Lincoln)</u>	<u>\$ 31.95/sq.ft</u>
Total	$\$129.19/\text{sq.ft} \div 4 = \mathbf{\$32.30/\text{sq.ft.}}$

SOUTH OF TIOGA PARK LAND FEE CALCULATIONS

PARK AREAS AND LAND VALUATIONS			Land Value Factor ⁵ (\$/sf.)	# OF PERSONS PER D.U.	# OF PARK SQ.FT PER PERSON	# OF PROPOSED D.U.
			\$31.95	2.27	130	356
PARKLETS:			FEE CALCULATION:			
Park Area³	sq.ft.	Monetary Value¹	Number of residents:		808	
1 (Parcel H1 side)	n/a	\$54,000.00	Sq.Ft. Req'd for Park ⁶ :		105,040	
2 (Parcel H2/R2 side)	n/a	\$48,000.00	Acres Req'd for Park:		2.41	
3 (Parcel H1 side)	n/a	\$60,000.00	Parkland Fee⁷:		\$3,356,028.00	
4 (Parcel R1 side)	n/a	\$69,000.00	DEDUCTIONS:			
Total Parklet Area	0	\$231,000.00	Value of land dedicated:		\$1,348,609.50	
PARCEL R1:			Value of improvements ⁸ :		\$231,000.00	
Park Area⁴	sq.ft.	Monetary Value	Total of Deductions:		\$1,579,609.50	
Park Easement	2,860	\$91,377.00	TOTAL FEE DUE⁷:			
Courtyard	11,468	\$366,402.60			\$1,776,418.50	
Total R1 Park Area	14,328	\$457,779.60				
PARCEL R2:						
Park Area²	sq.ft.	Monetary Value				
Park Easement	5,582	\$178,344.90				
Bldg. 1 Courtyard	11,500	\$367,425.00				
Bldg. 2 Courtyard	9,300	\$297,135.00				
Clubhouse open area	1,500	\$47,925.00				
Total R2 Park Area	27,882	\$890,829.90				
Total sq.ft. Provided		42,210				
Total Park Value		\$1,579,609.50				

NOTES:

- 1 Monetary value for Parklets are based on improvement costs and not the square footage of parklet areas.
- 2 Parcel R2 sq.ft. based upon R2 entitlement review plans & developer. Park Easement sq.ft. provided by DBO.
- 3 Parklet locations based upon submitted draft public improvement plans.
- 4 Parcel R1 sq.ft. of 'park easement' provided by DBO. Other land areas are estimates as final site land areas are estimates as final site design are not available at time of calculating fees.
- 5 Land Value Factor based upon average of Lincoln/Bay street appraisals.
- 6 Park Area Calculation: $2.27 \text{ persons/du} \times 356 = 808 \text{ persons}$ (rounded down from 808.12)
 $808 \text{ persons} \times 130 \text{ sf/person} = 105,040\text{sf}$ (2.41ac.)
- 7 Payment to City of Sand City (SCMC section 17.68.030.C.8)
- 8 If subdivider provides improvements to dedicated land, value of improvements & equipment is a credit against the payment of fees or land dedication (SCMC section 17.68.030.C.7)

SOUTH OF TIOGA PARK LAND FEE CALCULATIONS

PARK AREAS AND LAND VALUATIONS

PARKLETS:

Park Area ³	sq.ft.	Monetary Value ¹
1 (Parcel H1 side)	n/a	\$54,000.00
2 (Parcel H2/R2 side)	n/a	\$48,000.00
3 (Parcel H1 side)	n/a	\$60,000.00
4 (Parcel R1 side)	n/a	\$69,000.00
Total Parklet Area	0	\$231,000.00

PARCEL R1:

Park Area ⁴	sq.ft.	Monetary Value
Park Easement	2,860	\$91,377.00
Courtyard ⁹	0	\$0.00
Total R1 Park Area	2,860	\$91,377.00

PARCEL R2:

Park Area ²	sq.ft.	Monetary Value
Park Easement	5,582	\$178,344.90
Bldg. 1 Courtyard ⁹	0	\$0.00
Bldg. 2 Courtyard ⁹	0	\$0.00
Clubhouse open area	0	\$0.00
Total R2 Park Area	5,582	\$178,344.90

Total sq.ft. Provided	8,442
Total Park Value	\$500,721.90

Land Value Factor ⁵ (\$/sf.)	# OF PERSONS PER D.U.	# OF PARK SQ.FT PER PERSON	# OF PROPOSED D.U.
\$31.95	2.27	130	356

FEE CALCULATION:

Number of residents:	808
Sq.Ft. Req'd for Park ⁶ :	105,040
Acres Req'd for Park:	2.41
Parkland Fee⁷:	\$3,356,028.00

DEDUCTIONS:

Value of land dedicated:	\$269,721.90
Value of improvements ⁸ :	\$231,000.00
Total of Deductions:	\$500,721.90

TOTAL FEE DUE⁷:	\$2,855,306.10
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NOTES:

- 1 Monetary value for Parklets are based on improvement costs and not the square footage of parklet areas.
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- 3 Parklet locations based upon submitted draft public improvement plans.
- 4 Parcel R1 sq.ft. of 'park easement' provided by DBO. Other land areas are estimates as final site land areas are estimates as final site design are not available at time of calculating fees.
- 5 Land Value Factor based upon average of Lincoln/Bay street appraisals.
- 6 Park Area Calculation: 2.27 persons/du x356 = 808 persons (rounded down from 808.12)
808 persons x 130 sf/person = 105,040sf (2.41ac.)
- 7 Payment to City of Sand City (SCMC section 17.68.030.C.8)
- 8 If subdivider provides improvements to dedicated land, value of improvements & equipment is a credit against the payment of fees or land dedication (SCMC section 17.68.030.C.7)
- 9 Courtyard areas are not credited towards the parkland in-lieu fee.

Courtyards are NOT a credit

EXHIBIT C.2

SOUTH OF TIOGA PARK LAND FEE CALCULATIONS

PARK AREAS AND LAND VALUATIONS

PARKLETS:

Park Area ³	sq.ft.	Monetary Value ¹
1 (Parcel H1 side)	n/a	\$54,000.00
2 (Parcel H2/R2 side)	n/a	\$48,000.00
3 (Parcel H1 side)	n/a	\$60,000.00
4 (Parcel R1 side)	n/a	\$69,000.00
Total Parklet Area	0	\$231,000.00

PARCEL R1:

Park Area ⁴	sq.ft.	Monetary Value
Park Easement	2,860	\$92,378.00
Courtyard	11,468	\$370,416.40
Total R1 Park Area	14,328	\$462,794.40

PARCEL R2:

Park Area ²	sq.ft.	Monetary Value
Park Easement	5,582	\$180,298.60
Bldg. 1 Courtyard	11,500	\$371,450.00
Bldg. 2 Courtyard	9,300	\$300,390.00
Clubhouse open area	1,500	\$48,450.00
Total R2 Park Area	27,882	\$900,588.60

Total sq.ft. Provided	42,210
Total Park Value	\$1,594,383.00

Land Value Factor ⁵ (\$/sf.)	# OF PERSONS PER D.U.	# OF PARK SQ.FT PER PERSON	# OF PROPOSED D.U.
\$32.30	2.27	130	356

FEE CALCULATION:

Number of residents:	808
Sq.Ft. Req'd for Park ⁶ :	105,040
Acres Req'd for Park:	2.41
Parkland Fee⁷:	\$3,392,792.00

DEDUCTIONS:

Value of land dedicated:	\$1,363,383.00
Value of improvements ⁸ :	\$231,000.00
Total of Deductions:	\$1,594,383.00

TOTAL FEE DUE⁷:	\$1,798,409.00
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- NOTES:**
- 1 Monetary value for Parklets are based on improvement costs and not the square footage of parklet areas.
 - 2 Parcel R2 sq.ft. based upon R2 entitlement review plans & developer. Park Easement sq.ft. provided by DBO.
 - 3 Parklet locations based upon submitted draft public improvement plans.
 - 4 Parcel R1 sq.ft. of 'park easement' provided by DBO. Other land areas are estimates as final site land areas are estimates as final site design are not available at time of calculating fees.
 - 5 Land Value Factor based upon average of tioga lift statin and Lincoln/Bay street appraisals.
 - 6 Park Area Calculation: 2.27 persons/du x356 = 808 persons (rounded down from 808.12)
808 persons x 130 sf/person = 105,040sf (2.41ac.)
 - 7 Payment to City of Sand City (SCMC section 17.68.030.C.8)
 - 8 If subdivider provides improvements to dedicated land, value of improvements & equipment is a credit against the payment of fees or land dedication (SCMC section 17.68.030.C.7)

Courtyards as a Credit to fee

EXHIBIT D.1

SOUTH OF TIOGA PARK LAND FEE CALCULATIONS

PARK AREAS AND LAND VALUATIONS

PARKLETS:

Park Area ³	sq.ft.	Monetary Value ¹
1 (Parcel H1 side)	n/a	\$54,000.00
2 (Parcel H2/R2 side)	n/a	\$48,000.00
3 (Parcel H1 side)	n/a	\$60,000.00
4 (Parcel R1 side)	n/a	\$69,000.00
Total Parklet Area	0	\$231,000.00

PARCEL R1:

Park Area ⁴	sq.ft.	Monetary Value
Park Easement	2,860	\$92,378.00
Courtyard ⁹	0	\$0.00
Total R1 Park Area	2,860	\$92,378.00

PARCEL R2:

Park Area ²	sq.ft.	Monetary Value
Park Easement	5,582	\$180,298.60
Bldg. 1 Courtyard ⁹	0	\$0.00
Bldg. 2 Courtyard ⁹	0	\$0.00
Clubhouse open area	0	\$0.00
Total R2 Park Area	5,582	\$180,298.60

Total sq.ft. Provided	8,442
Total Park Value	\$503,676.60

Land Value Factor ⁵ (\$/sf.)	# OF PERSONS PER D.U.	# OF PARK SQ.FT PER PERSON	# OF PROPOSED D.U.
\$32.30	2.27	130	356

FEE CALCULATION:

Number of residents:	808
Sq.Ft. Req'd for Park ⁶ :	105,040
Acres Req'd for Park:	2.41
Parkland Fee⁷:	\$3,392,792.00

DEDUCTIONS:

Value of land dedicated:	\$272,676.60
Value of improvements ⁸ :	\$231,000.00
Total of Deductions:	\$503,676.60

TOTAL FEE DUE⁷:	\$2,889,115.40
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- NOTES:**
- 1 Monetary value for Parklets are based on improvement costs and not the square footage of parklet areas.
 - 2 Parcel R2 sq.ft. based upon R2 entitlement review plans & developer. Park Easement sq.ft. provided by DBO.
 - 3 Parklet locations based upon submitted draft public improvement plans.
 - 4 Parcel R1 sq.ft. of 'park easement' provided by DBO. Other land areas are estimates as final site land areas are estimates as final site design are not available at time of calculating fees.
 - 5 Land Value Factor based upon average of tioga lift statin and Lincoln/Bay street appraisals.
 - 6 Park Area Calculation: $2.27 \text{ persons/du} \times 356 = 808 \text{ persons}$ (rounded down from 808.12)
 $808 \text{ persons} \times 130 \text{ sf/person} = 105,040\text{sf}$ (2.41ac.)
 - 7 Payment to City of Sand City (SCMC section 17.68.030.C.8)
 - 8 If subdivider provides improvements to dedicated land, value of improvements & equipment is a credit against the payment of fees or land dedication (SCMC section 17.68.030.C.7)
 - 9 Courtyard areas are not credited towards the parkland in-lieu fee.

Courtyards are NOT a credit

EXHIBIT D.2

OROSCO

January 14, 2020

Mr. Aaron Blair
City of Sand City – City Manager
City Hall - 1 Sylvan Park
Sand City, CA 93955
Tel: (831) 394-3054
Email: Aaron@SandCityCA.org

Re: West End South of Tioga – Quimby Act In-Lie Fee

Dear Aaron,

On December 10, 2019, DBO Development No. 30, LLC submitted an initial letter to the City of Sand City requesting the Council apply their by-right discretion towards the applicability of the Quimby Act on the South of Tioga Sand City redevelopment project. Expanding upon that initial letter, please find outlined below additional information for the City Council's consideration along with DBO Development No. 30, LLC's proposed calculation if indeed the City deems the Quimby Act applicable:

Considerations:

1. The Quimby Act is applicable only to single family residential subdivisions. The Quimby Act was inadvertently assumed applicable to the South of Tioga project.

- a. **The South of Tioga Sand City redevelopment project is mixed-use zoned and a commercial subdivision with proposed hotel and multi-family rental units – not a residential single-family subdivision. The Vesting Tentative Map (VTM) only establishes the commercial subdivision, each of the three developable parcels are subject to specific Conditional Use Permits (CUP) approvals. Quimby park dedication requirements and in-lieu fees do not pertain to rental apartments where no subdivision of land or air space is involved. Per Quimby Act 66477 (d) "this section does not apply to commercial or industrial subdivisions or to condominium projects or stock cooperatives that consist of the subdivision of airspace in an existing apartment building that is more than five years old when new dwelling units are added." Further supporting this position, the section below is taken directly from the City of Palo Alto Development Impact Fee Program amended February 28, 2019:**

Quimby park dedication requirements and in-lieu fees do not pertain to rental apartments where no subdivision of land or air space is involved. Quimby Act fees only apply to single-family/town house subdivisions and multi-family condominium projects. For non-residential development, this study establishes the nexus for an impact fee for parks and trails.

DBO Development No. 30, LLC respectfully requests the City Council void the application of the Quimby Act on the South of Tioga redevelopment project in it's entirety accordingly.

2. Quimby Act is not a mandatory Federal, State and/or City requirement. Per California Government Code Title 7. Planning and Land Use Division 2. Subdivisions Chapter 4. Requirements Article 3. Dedications, Section 66477.(a) "The legislative body of a city or a county may, by ordinance, require the dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map."
 - a. So the Quimby Act (parkland) is a totally discretionary requirement the City can or cannot impose on a project. Given the extensive benefits (both financial and aesthetic) the South of Tioga project brings to the City, the high quality of recreational spaces proposed within the development, and the 0.9 acre dedicated habitat preserve, DBO Development requests the City Council to not impose this additional fee burden upon the project.

3. The Quimby Act is not applicable to affordable (inclusionary) housing units.
 - a. Exemptions to Quimby Act: Development of real property into housing units that are either rented, leased, sold, conveyed or otherwise transferred, at a rental price or purchase price which does not exceed the "affordable housing cost" as defined in Section 50052.5 of the California Health and Safety Code when provided to a "lower income household" as defined in Section 50079.5 of the California Health and Safety Code or "very low income household" as defined in Section 50105 of the California Health and Safety Code, and provided that the applicant executes an agreement, in the form of a deed restriction, second trust deed, or other legally binding and enforceable document acceptable to the City Attorney and binding on the owner and any successor-in-interest to the real property being developed, guaranteeing that all of the units developed on the real property shall be maintained for lower and very low income households whether as units for rent or for sale or transfer, for the lesser of a period of 30 years or the actual life or existence of the structure, including any addition, renovation or remodeling thereto. The South of Tioga redevelopment project currently anticipates fifty-two (52) "affordable low income for rent" units. A minimum, those (52) units shall not be included in the calculation for the required open space.

In the case where the City desires to continue to impose the Quimby Act requirements upon the South of Tioga redevelopment project, DBO Development No. 30, LLC respectfully requests the Council use their by-right discretion in considering the following credits and approve determining the final fee imposed as follows:

1. Proposed Affordable Housing Unit Credit:
 - a. The South of Tioga redevelopment projects proposes 356 total multi-family residential rental apartment units. Of which, fifty-two (52) units will be deed restricted as "affordable low income for rent" units. Therefore, applicable number of multi-family residential rental apartment units is 304. The resulting Quimby Act park land fee shall be calculated as follows:

304 (proposed units) x 2.27 (persons/unit) = 690 persons
690 (persons) x 130 (s.f. of park area/person) = 89,700 s.f.
89,700 (s.f. of required park area) x \$31.95 (s.f. land value) = \$2,865,915.00

Summary: Total park land fee due incorporating affordable housing unit credit and excluding and project area or capital improvement credits: \$2,865,915.00

2. Proposed Recreational Area Provided Within Project Credit:
(please refer to Table 1 – Proposed On-site Recreational Areas/Amenities Areas):

- R1/R2 Park Easement Areas
- Tioga / California Corner Signage / Landscape Easement Area
- H1 / H2 Hotel Parcels Open Courtyard Area
- R2 Multi-family Parcel Areas Consisting of:
 - Bldg 1 - Outdoor area south of the 1st floor clubhouse
 - Bldg 1 - Pool / Courtyard Area
 - Bldg 1 - Clubhouse / Gym
 - Bldg 1 - Rooftop Skydeck
 - Bldg 2 – Courtyard
- R1 Multi-family Parcel Courtyard Area
- Dedicated Open Habitat Areas

3. Proposed Recreational Capital Improvements Project Credit:
(please refer to Table 2 – Proposed On-site Recreational Areas/Amenities Capital Improvements):

- Parklet #1 Area Improvements
- Parklet #2 Area Improvements
- Parklet #3 Area Improvements
- Parklet #4 Area Improvements
- R1 Park Easement Area Improvements
- R2 Park Easement Area Improvements

Please refer to Table 1 - Proposed On-site Recreational Areas/Amenities Areas for a detailed summary of each area and a total project area calculation (calculated with two options (Option A excluding the habitat open area and Option B including the habitat open area). Table 2 identifies the capital improvements costs of the outdoor area. Table 3 is the proposed In-Lieu fee calculation for Option A and Option B. Please note that both Options A & B do not include the potential City Community Center being discussed at the 1st Floor of 600 Ortiz which would add further public benefit for the City's residents. Exhibits 1 through 6 graphically identify the areas being proposed.

Exhibit 0.1 – Master Site Plan On-Site Recreational / Amenities Area & Capital

EXHIBIT 0.1 MASTER SITE PROPOSED ON-SITE RECREATIONAL / AMENITIES AREAS & CAPITAL

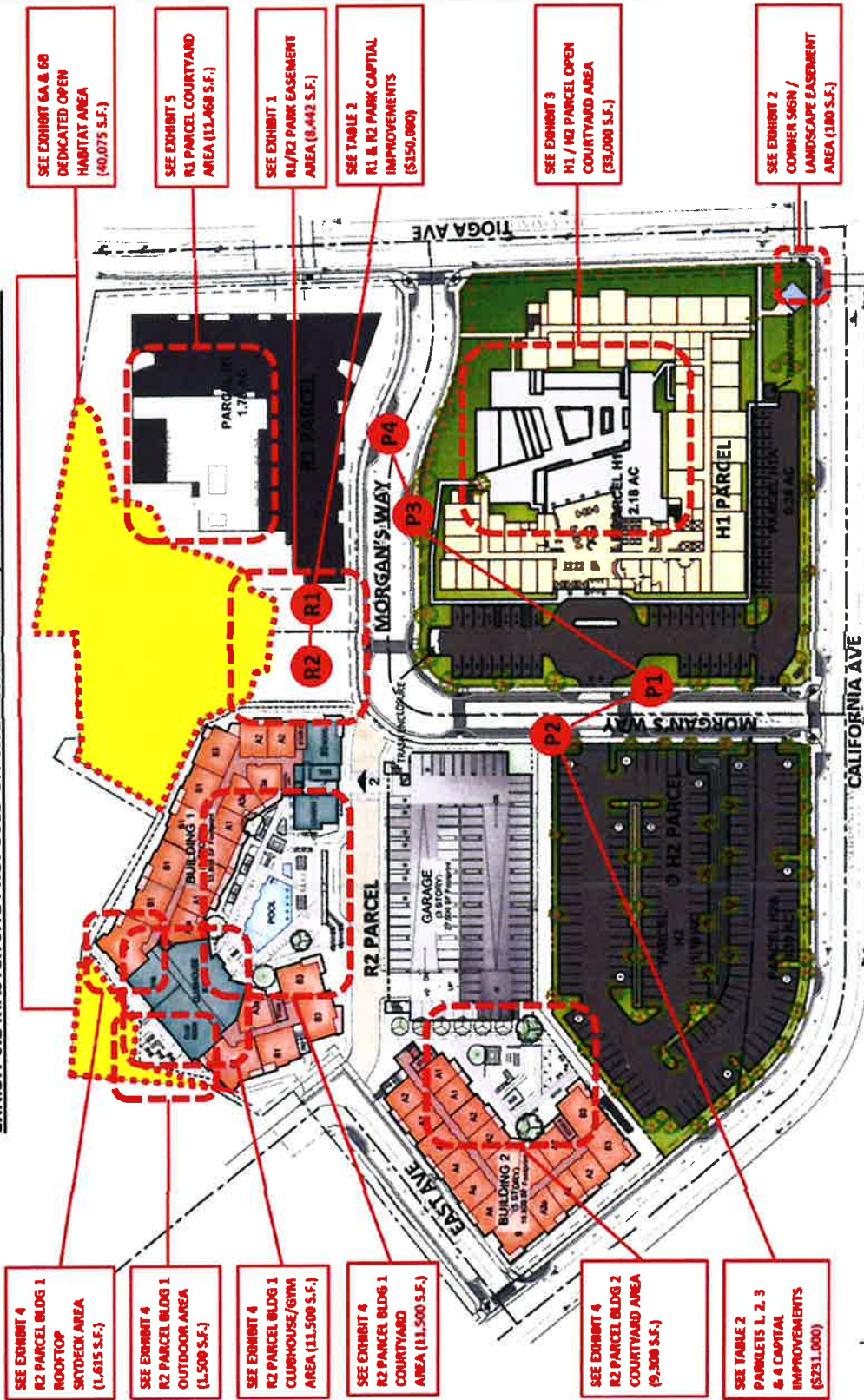


Table 1 –Proposed On-site Recreational Areas/Amenities			
Areas (s.f.)			
Category Name	Parcel / Description	Area	Category Area Subtotal
R1/R2 Park Easement Area			
	R1 Park Easement (park area at the knuckle of Morgan's Way straddling R1 & R2 parcels)	2,860 s.f.	
	R2 Park Easement (park area at the knuckle of Morgan's Way straddling R1 & R2 parcels)	5,582 s.f.	
	Category Subtotal		8,442 s.f.
Tioga / California Corner Signage / Landscape Easement			
	Easement Area	180 s.f.	
	Category Subtotal		180 s.f.
H1 / H2 Hotel Parcels			
	Open Courtyard Area	33,000 s.f.	
	Category Subtotal		33,000 s.f.
R2 Multi-family Parcel			
	Bldg 1 – Outdoor area south of the 1st floor clubhouse	1,500 s.f.	
	Bldg 1 – Pool / Courtyard Area	11,500 s.f.	
	Bldg 1 – Clubhouse / Gym	6,350 s.f.	
	Bldg 1 – Rooftop Skydeck	1,615 s.f.	
	Bldg 2 – Courtyard	9,300 s.f.	
	Category Subtotal		30,265 s.f.
R1 Multi-family Parcel			
	Courtyard	11,468 s.f.	
	Category Subtotal		11,468 s.f.
Dedicated Open Habitat Area			
	R1 Parcel southwest area	18,731 s.f.	
	R2 Parcel northwest area	17,424 s.f.	
	R2 parcel southwest area	3,920 s.f.	
	Category Subtotal		40,075 s.f.
Total Area			
	(Total proposed area excluding habitat open area – Option A)		83,355 s.f. (1.91 acres)
	Or		
	Total proposed area including habitat open area – Option B)		123,430 s.f. (2.83 acres)

Table 2 –Proposed On-site Recreational Areas/Amenities Capital Improvements (Costs \$)			
Category Name	Parcel / Description	Cost Value	C
Capital Improvements of Outdoor Areas			
	Parklet #1 Area Improvements	\$54,000.00	
	Parklet #2 Area Improvements	\$48,000.00	
	Parklet #3 Area Improvements	\$60,000.00	
	Parklet #4 Area Improvements	\$69,000.00	
	R1 Park Easement Area Improvements	\$75,000.00	
	R2 Park Easement Area Improvements	\$75,000.00	
Total	Total (all improvement areas)		\$381,000.00

Table 3 – Proposed In-lieu Fee Calculation (Opt A & Opt B)							
	1	2	3	4	5	6	7
Option	Total Developer Provided Area	Land Value	Total Developer Provided Land Value	Total Value of Developer Capital Improvs.	Total Value of Developer In-lieu Fee	Total City Required Value of In-lieu Fee	Difference
	(Table 1)	(agree upon value)	(A1 x A2) or B1 x B2)	(Table 2)	(A3 + A4) or (B3 + B4)		(A5-A6) or (B5-B6)
A	83,355 s.f.	\$31.95 / s.f.	\$2,663,192.25	\$381,000.00	3,044,192.25	\$2,865,915.00	\$178,277.25 (Developer exceeds required amount of in-lieu fee – this does not include Community Center at 1 st Floor of 600 Ortiz)
B	123,430 s.f.	\$31.95 / s.f.	\$3,943,588.50	\$381,000.00	\$4,324,588.50	\$2,865,915.00	\$1,458,673.5 (Developer exceeds required amount of in-lieu fee – this does not include Community Center at 1 st Floor of 600 Ortiz)

In summary, in the case where the City desires to continue to impose the Quimby Act requirements upon the South of Tioga redevelopment project, DBO Development No. 30, LLC's proposed In-Lieu Fee Calculation in Table 3 identifies that with incorporating the fifty-two (52) low-income unit credit, the proposed recreational area provided within project credit, and the proposed recreational capital improvements project credit that the developer is actually exceeding the total required fee by \$178,277.25 even when excluding the 0.9 acre of habitat reserve area. When the 0.9 acre of habitat area is factored in, the developer exceeds the total required fee by \$1,458,673.50.

DBO Development No. 30, LLC respectfully requests that either:

- A) The City void the application of the Quimby Act on the South of Tioga redevelopment project in it's entirety, or
- B) The City agree to the proposed in-lieu fee calculation (Opt A or B) as outlined above in Tables 1, 2 & 3 above reflecting DBO Development No. 30, LLC exceeds the minimum Quimby Act in-lieu fee and no additional out-of-pocket fees or improvements required.

While a moot point upon agreement to either scenario proposed above, DBO Development No. 30, LLC is requesting City of Sand City Resolution SC18-58, 2018 (Vesting Tentative Map 18-01) Condition of Approval Section I. Fees, Item 2 Parkland or Fees be clarified to state "if Quimby Act in-lieu fees are required, the proportionate fee shall be paid by the respective developer prior to certificate of occupancy". DBO Development No. 30, LLC is only developing the master off-site improvements, not the specific parcel uses and respective improvements which trigger said fee.

Exhibits follow this page.

Exhibit 1 - R1/R2 Park Easement Area

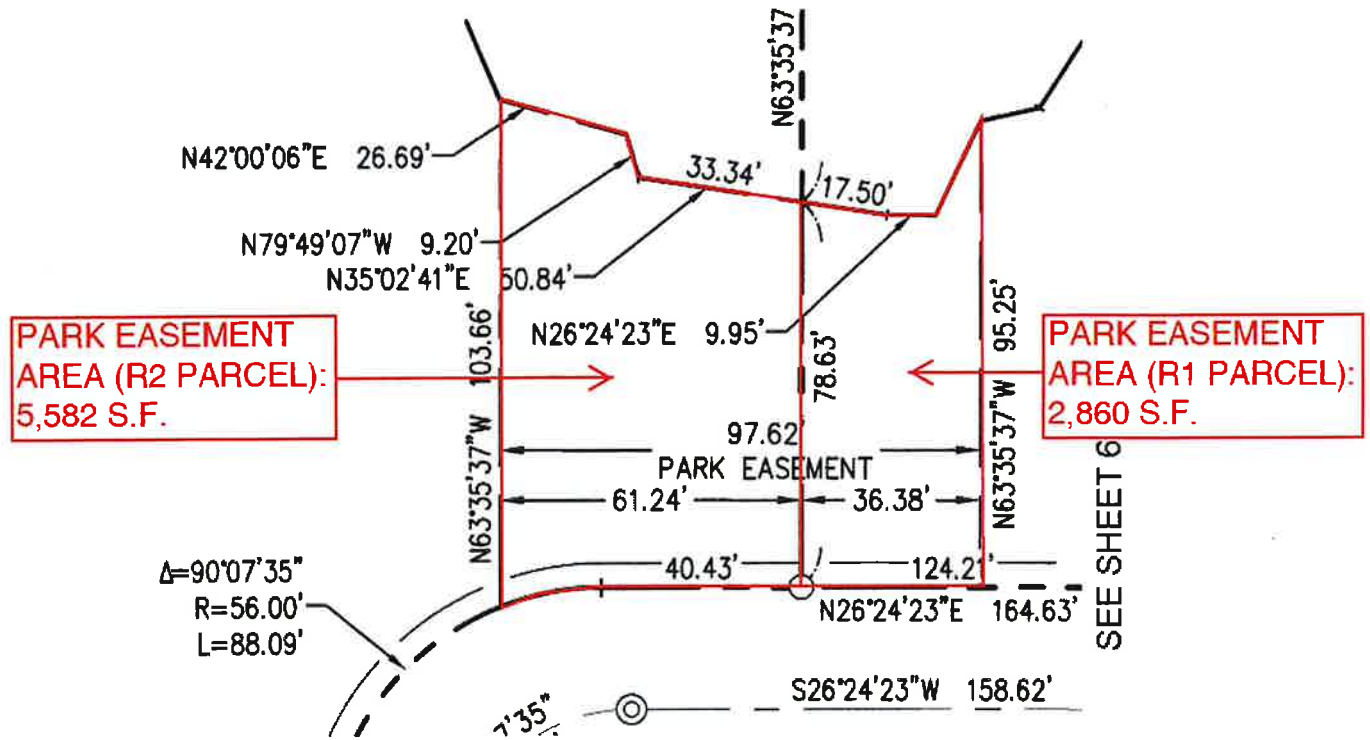


Exhibit 2 - Tioga / California Corner Signage / Landscape Easement

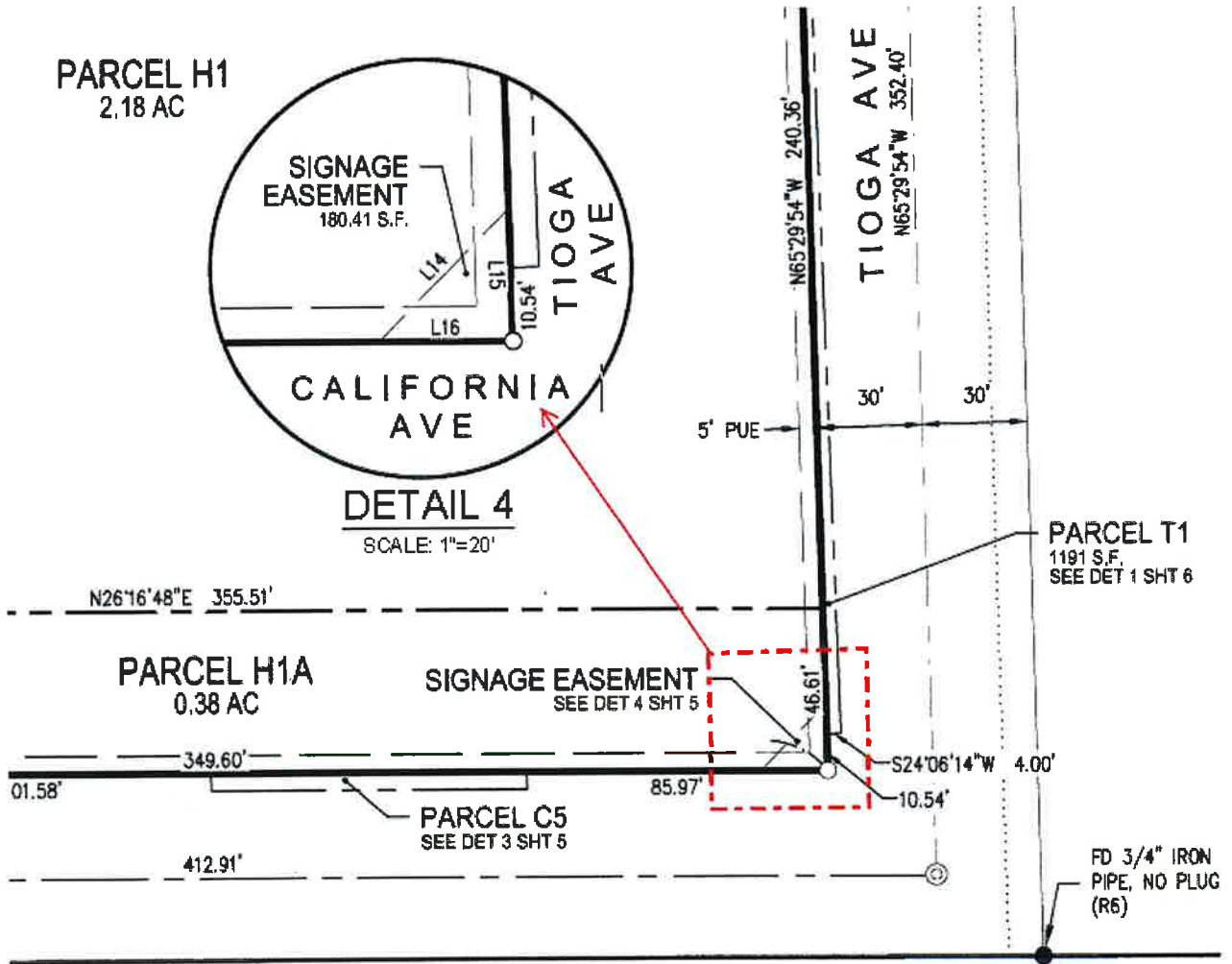
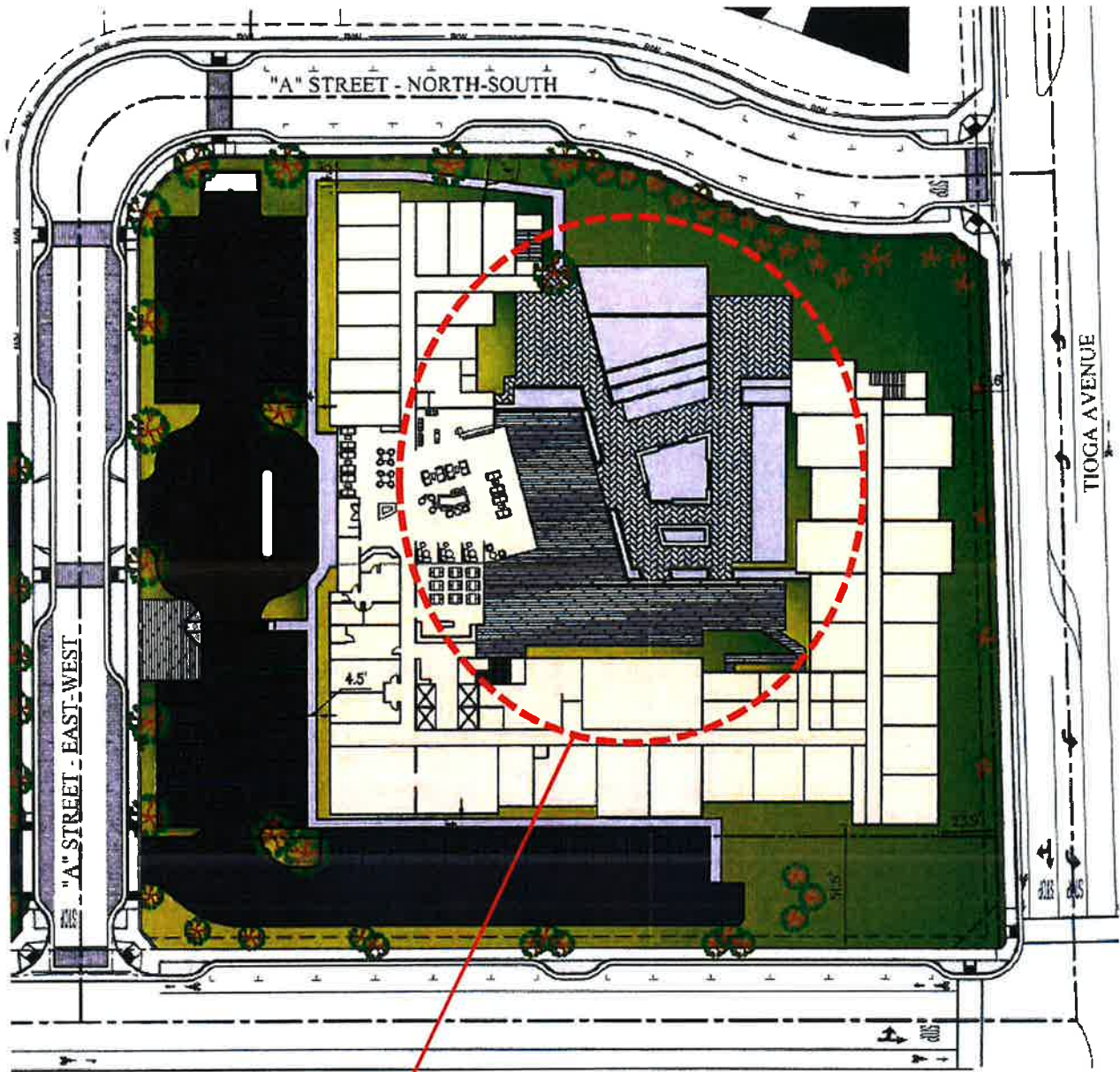


Exhibit 3 - H1 / H2 Hotel Parcels



H1/H2 PARCEL
HOTEL OPEN
COURTYARD AREA

Exhibit 4 - R2 Multi-family Parcel

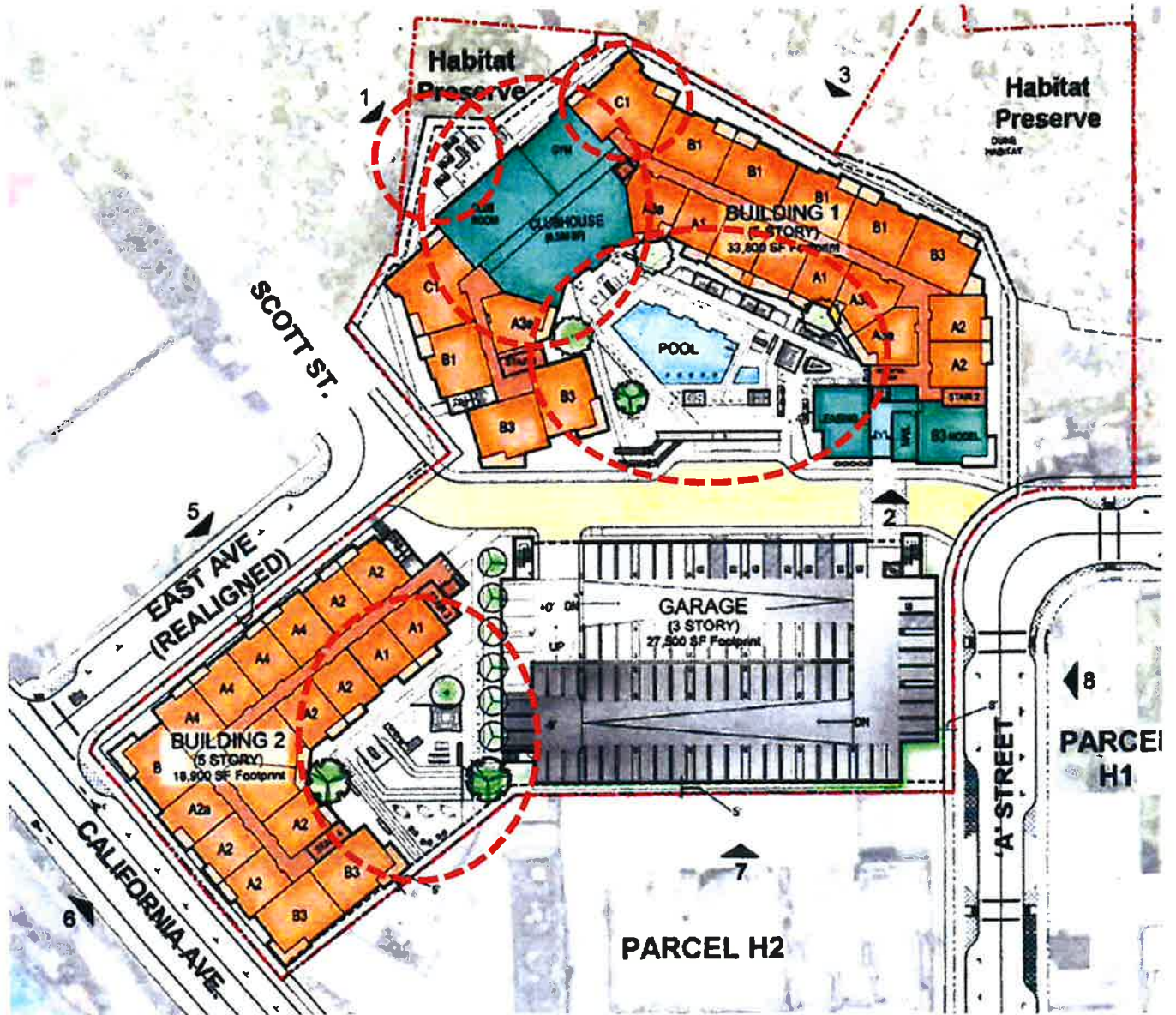


Exhibit 5 -R1 Multi-family Parcel

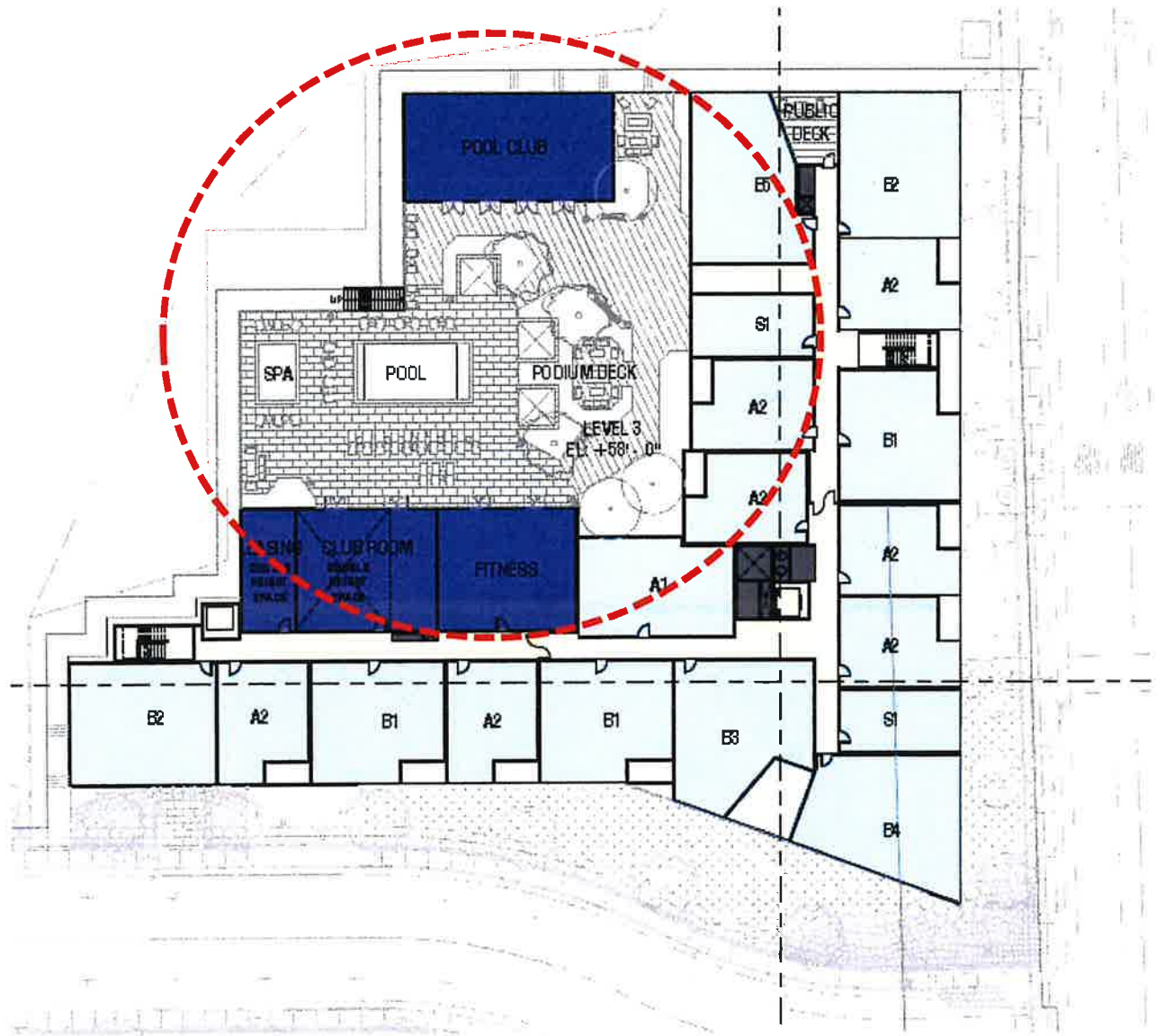


Exhibit 6A - Dedicated Open Habitat Area (Area 1)

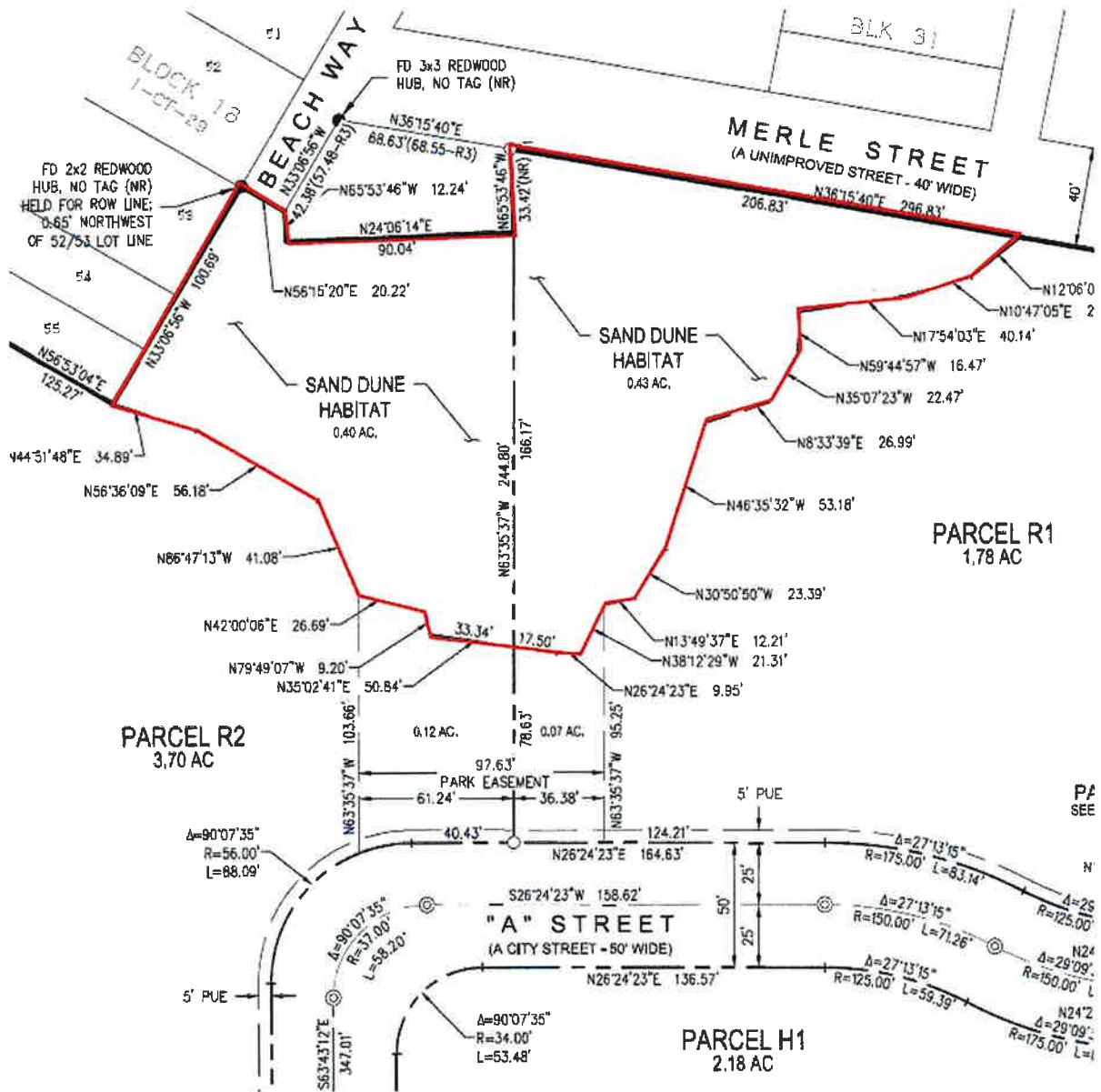


Exhibit 6B - Dedicated Open Habitat Area (Area 2)

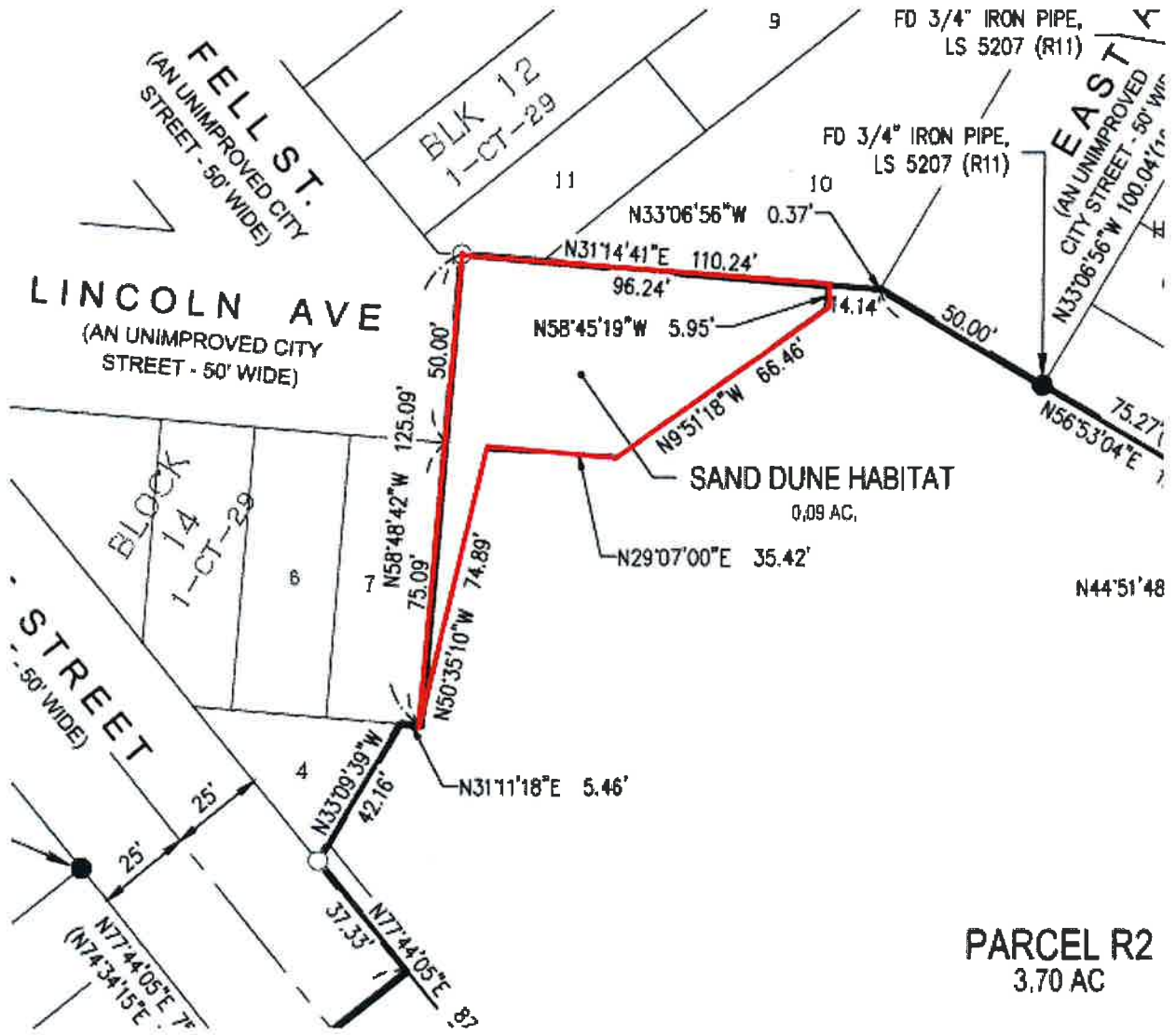
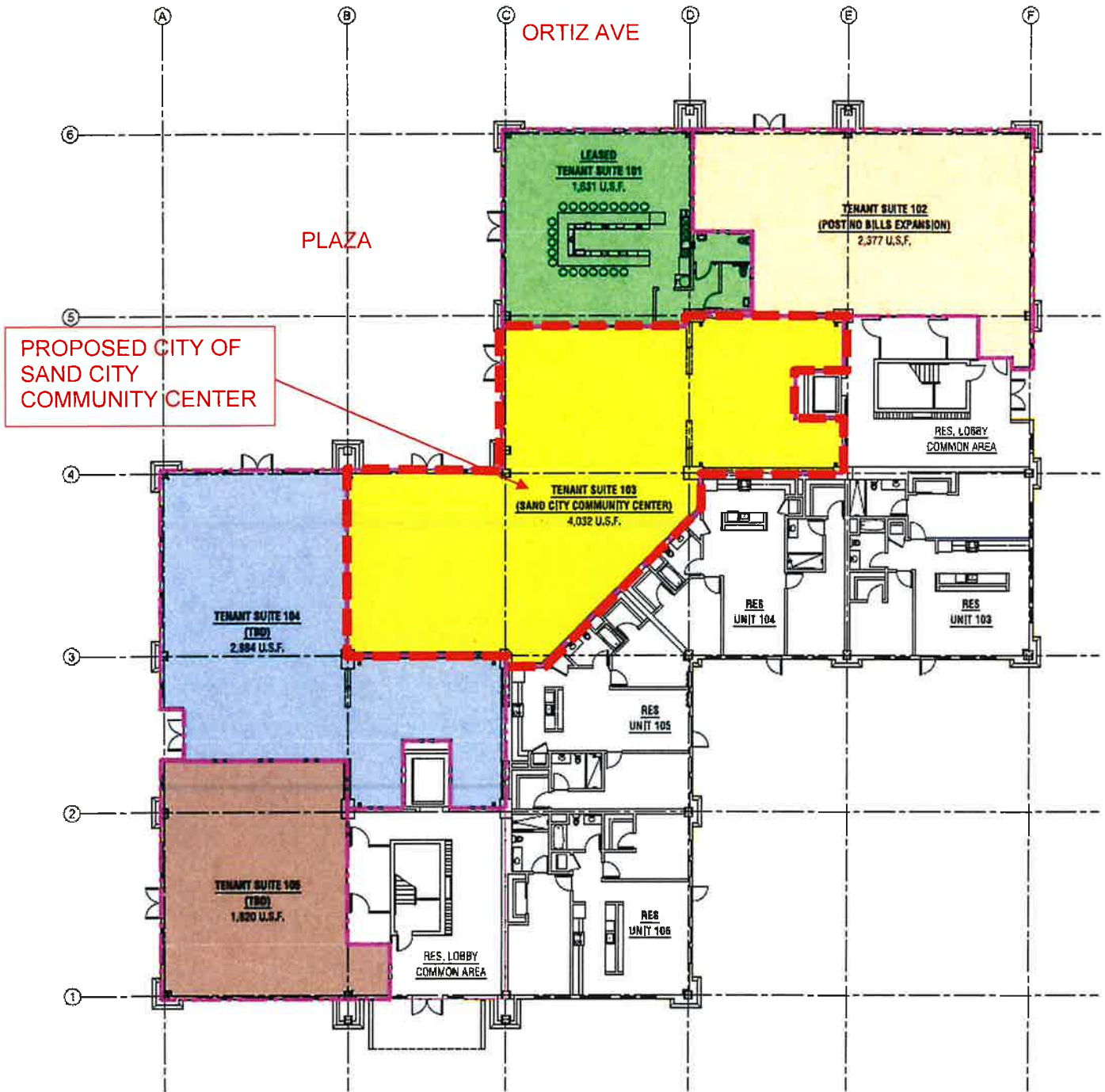


Exhibit 7 – 600 Ortiz (Independent) Community Center (Option)



Thank you for consideration. DBO Development No. 30, LLC is available to further discuss the Quimby Act with Staff and/or Council as appropriate. We look forward to advancing this very important project.

Sincerely,

Matt Nohr
On behalf of DBO Development No. 30

CC: Don Orosco, DBO Development No. 30, LLC
Charles Pooler, City of Sand City

CITY OF SAND CITY

RESOLUTION SC _____, 2020

RESOLUTION OF THE CITY COUNCIL OF SAND CITY DETERMINING SAND CITY MUNICIPAL CODE CHAPTER 17.68 PARKLAND DEDICATION AND IN-LIEU FEE REQUIREMENTS AND CREDITS FOR THE SOUTH OF TIOGA DEVELOPMENT PROJECT

WHEREAS, Sand City Municipal Code (the “SCMC”) Chapter 17.68 for the City of Sand City (the “City”) specifies the requirements and terms of applying a parkland dedication and/or an in-lieu fee requirement upon residential projects that is applicable to the South of Tioga development project (hereinafter “Development”) proposed by DBO Development (hereinafter “Developer”) that includes a total of 356 residential dwelling units, between the Vesting Tentative Map’s (the “VTM”) identified Parcels R1 and R2, of which 52 of those residential units will be established as “affordable housing”; and

WHEREAS, the City Council, at its regularly scheduled Council Meeting of January 21, 2020, received City staff’s report/presentation and public testimony before deliberating about the various components of the Development and whether to apply Council’s discretion in considering those components as credit(s) to the parkland dedication and/or in-lieu fee requirement; and

WHEREAS, the following components of the Development are automatic credits towards the parkland dedication and/or in-lieu fee requirements in accordance with SCMC section 17.68030(C)(7): 1) a cumulative 8,442 square feet of public parkland easements as noted on the draft final plan currently under City review; 2) \$231,000 worth of improvements to public parklets along a future new street within the Development as illustrated on the Phase I public improvement plans currently under City review; and 3) the Developer’s stated \$150,000 estimated/budgeted cost to improve the public parkland easements within the Development; and

WHEREAS, in addition to the aforementioned automatic credits, the SCMC section 17.68.030(C)(11) provides the City with discretion to allow a credit against the amount of fee imposed for park dedications for the value of private open space within the development that is usable for active recreational uses; and

WHEREAS, City staff’s presentation and analysis proposed and supported the cumulative 33,768 square feet of outdoor recreational courtyards of both Parcels R1 and R2 that include recreational opportunities such as swimming pools, outdoor seating, BBQs, and the like, in addition to the aforementioned automatic credits of parkland easements and park improvement costs, all be considered as credits to the land dedication/in-lieu fee requirement; and

WHEREAS, at the January 21st Council meeting, the Developer made a presentation with request that, in addition to City staff’s recommendation, Parcel R2’s sky-deck and interior

clubhouse and gym, the outdoor recreational courtyard of the proposed hotel on Parcel H1, the public easement for the City' entry sign/posting board at the California Avenue and Tioga Avenue intersection, the cost of constructing the residential courtyard areas, the proposed 52 affordable housing units, and the intended habitat preserve area of the Development should all be considered credits toward the parkland dedication/in-lieu fee requirement; and

WHEREAS, SCMC Chapter 17.68 does not list affordable housing as a potential credit to the parkland fee and SCMC Section 17.68.030(B)(2) specifies that Habitat areas are not to be considered as parkland dedications; and

WHEREAS, upon receiving City staff's report/presentation and public testimony at the January 21st Council Meeting, the City Council deliberated and ultimately directed City staff to include Parcel R2's sky-deck and interior clubhouse and gym, the outdoor recreational courtyard of the proposed hotel on Parcel H1, the public easement for the City' entry sign/posting board at the California Avenue and Tioga Avenue intersection, and the cost of constructing the residential courtyard areas, in addition to City staff's recommended credits, as credit to the parkland dedication and in-lieu fee for the Development, but to not provide credit for the Development's affordable housing units and habitat preserve area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sand City that the parkland dedication and/or in-lieu fee requirement for the South of Tioga development project be credited for the open courtyards of residential Parcels R1 and R2, the sky-deck and enclosed clubhouse/gym of Parcel R2, the hotel open courtyard on Parcel H1, the public easement for entry sign and posting board at the California and Tioga Avenue intersection, and the cost of improving the courtyards of Parcels R1 and R2; but to not consider the affordable housing or the habitat areas as a credit.

PASSED AND ADOPTED by the Sand City Council on this ___ day of February, 2020 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

Mary Ann Carbone, Mayor

Linda K. Scholink, City Clerk

AGENDA ITEM

9A

CITY OF SAND CITY

STAFF REPORT

JANUARY 28, 2019
(For City Council Review on February 4, 2020)

TO: Mayor and City Council

FROM: Charles Pooler, City Planner
Vibeke Norgaard, City Attorney

SUBJECT: Abandoning Right-of-Way segments of Lincoln Avenue and Beach Way

BACKGROUND

The Vesting Tentative Map for the South of Tioga Development Project (the "VTM") was approved by the City Council on June 3, 2018. That VTM identified a number of existing public rights-of-way to be abandoned in accommodating the overall South of Tioga project (see Exhibit C). These public rights-of-way include all of Afton Avenue, Fir Avenue, and Orland Avenue along with portions of, Beach Way, Lincoln Avenue, and East Avenue. A segment of East Avenue will be demolished, but relocated westerly as a newly dedicated public right-of-way at a slightly more north-south alignment abutting the easterly side of the commercial building at 801 California Avenue. The VTM identifies a new public right-of-way that will bisect through the project area, connecting California Avenue and Tioga Avenue; which the City Council agreed to name "Morgan's Way" at their August 6, 2019 Council meeting. The location and alignment of these existing street rights-of-way are an impediment to a cohesive and consolidated project site design. Most of these streets are in poor to an extremely deteriorated condition. Some street sections are only 'paper streets', meaning the right-of-way exists on the parcel maps but the street improvements do not physically exist. This particularly applies to Lincoln Avenue and Beach Way.

The South of Tioga project developer is DBO Development #30 (the "Developer"), who is currently working to finalize requirements leading to the approval and recording of the South of Tioga project's final map. Abandonment of Lincoln Avenue and Beach Way is necessary in order for the Developer to purchase and incorporate the entire width of those streets from adjoining property owners into the project area; and the ownership of those areas by the Developer is required before the final map can be approved and recorded. This is the primary reason for bringing the abandonment item to the City Council prior to Council action to approve the South of Tioga project's Final Map. The City Council has the authority to abandon/vacate easements including public rights-of-way, roads, streets, alleys, and public service easements in accordance with California Street and Highway Code §§ 8315 and 8320 et seq. As part of the vacating action, Council must find that the right-of-way to be vacated is unnecessary for present or prospective public use (Cal. St. & H. Code §8324). Once the resolution to vacate is adopted by Council, a certified copy of the

resolution must be recorded (Cal. St. & H. Code §8325), whereby the vacation is complete from the date of recording.

General Plan Consistency

The City Council, acting as the City's "Planning Agency", is required to make an initial determination whether the proposed abandonment of those sections of Lincoln Avenue and Beach Way public rights-of-way within the South of Tioga area is consistent with the City's current General Plan (2002 ed.). (Cal. Gov. Code §65402(a); Cal. St. & H. Code §8313). The General Plan's Implementation Program 2.6.a states that "*the Redevelopment Agency should work with a master developer in order to redevelop the South of Tioga area in a cohesive manner.....*". Though the City's redevelopment agency ("Agency") was dissolved by the State in 2013, the Agency had previously entered into an exclusive negotiation agreement with the Developer to redevelop the South of Tioga district as a cohesive development project. The General Plan's discussion regarding South of Tioga also states that "*the district contains a number of 'paper streets' which may not provide the best circulation and access through the area.*" The project's realigned East Avenue and proposed new street ("Morgan's Way") through the site will provide improved pedestrian and vehicle access and circulation to that of the existing street pattern that is to be abandoned within the South of Tioga district. The South of Tioga project consolidates small lots and parcels into fewer, larger, and more cohesive and marketable development pads that can appropriately accommodate the types of land uses necessary to physically and economically rehabilitate the area, promote much needed housing, and better solidify and diversify the City's revenue by accommodating non-retail oriented commercial development/use. This is consistent with the General Plan's Land Use Element discussion regarding the South of Tioga district, which states that "*....the area should be required to occur as a single integrated project. Consolidation of property ownership is also encouraged.*" As the overall South of Tioga development and parcel configuration provide a cohesive development design with consolidated properties and two new streets that provide better access and circulation than the existing public rights-of-ways, the abandonment of existing rights-of-way within the South of Tioga Area, including Beach Way and a segment of Lincoln Avenue, is therefore consistent with the City's General Plan.

Utility Provider Notification:

The City Engineer distributed the required notifications (dated October 26, 2019) to all utilities with operations in the area to be abandoned: Pacific Gas & Electric (PG&E), Comcast (Quanta Telecom), AT&T, California-American Water Company (Cal-Am), and the Seaside County Sanitation District (SCSD) in regard to the City's intentions to abandon/vacate all those rights-of-way within the South of Tioga project area. Both PG&E and Quanta Telecom responded to the City Engineer that they have no objection to the proposed abandonment of streets within the South of Tioga project area. Cal-Am responded (received by the City on 01-29-20) that they have no objection provided that 1) a pre-construction meeting is held with CAW Operations and Engineering Manager and 2) that items identified in that pre-construction meeting be completed prior to construction. The SCSD responded (correspondence dated 10-28-19) that 1) the developer was to perform a video inspection of the sewer lines within those ROWs to be abandoned with copy of said video provided to SCSD and 2) that the Developer or successors/assignees shall assume responsibility for infrastructure to be removed/abandoned as part of the project, which was

part of a development agreement approved by the SCSD board on 01-14-20. Video inspections have been completed by the Developer and submitted to the SCSD; thus both of the aforementioned conditions of the October 28th correspondence have been satisfied.

CEQA

The intended development and City approved vesting tentative map for the South of Tioga project area, which includes abandonment of the aforementioned public rights-of-way, were considered under CEQA (the "California Environmental Quality Act) as part of the South of Tioga Environmental Impact Report (the "EIR"). Therefore, no further CEQA review is necessary for the City's abandonment of these rights-of-way.

Noticing:

A public notice with map regarding the City Council's consideration to abandon those street rights-of-way within the South of Tioga area was published in the legal section of The Herald two (2) times at one (1) week apart (01/17/20 & 01/24/20) in accordance with Streets and Highway Code §8320, *et seq.* Furthermore, this notice was also posted at the City's three standard posting locations as established by the City's Municipal Code. On January 10, 2020, notices with a map of vacation were posted conspicuously within those portions of Lincoln Avenue and Beach Way public rights-of-way to be vacated at distances of approximately sixty feet (60') apart from one another, as required by Cal. Sts. & High. Code §8323.

RECOMMENDATION

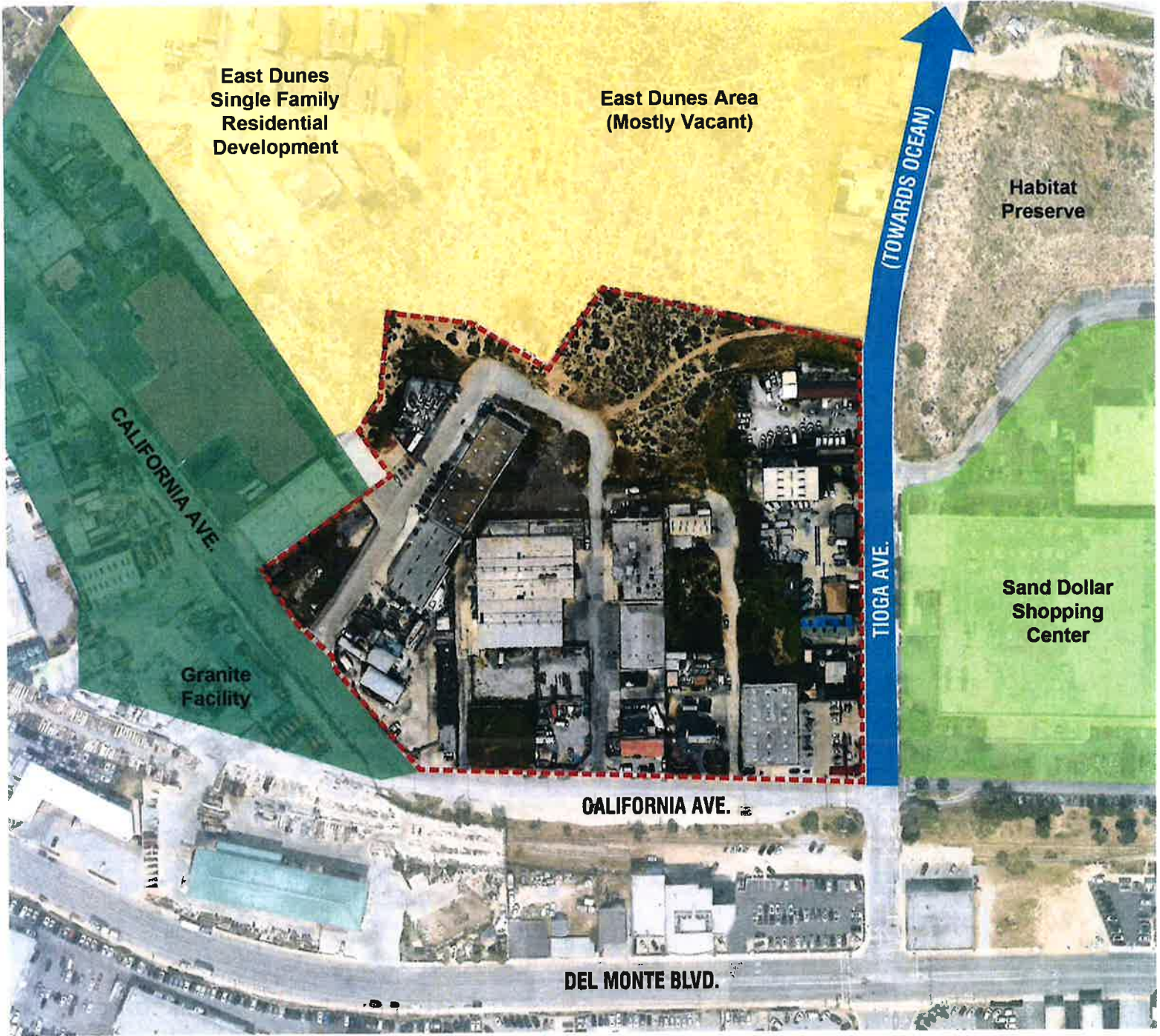
Staff recommends **APPROVAL** of the resolution authorizing the vacation of those sections of Lincoln Avenue and Beach Avenue public rights-of-ways within the South of Tioga project area.

EXHIBITS:

- A. South of Tioga - Location Map
- B. South of Tioga - Aerial Map
- C. VTM Sheet T5 - Street Abandonment (for all of South of Tioga)
- D. Map of Lincoln Ave. and Beach Way R-O-W to be abandoned now

ATTACHMENTS:

1. Draft Resolution of the City Council acting as the City's "Planning Agency" making determination that vacating certain sections of the Lincoln Avenue and Beach Way rights-of-way is consistent with the Sand City General Plan (2002 ed.).
2. Draft Resolution authorizing the vacation of specific segments of Lincoln and Beach public rights-of-way within the South of Tioga project area.



East Dunes
Single Family
Residential
Development

East Dunes Area
(Mostly Vacant)

Habitat
Preserve

CALIFORNIA AVE.

Granite
Facility

TOWARDS OCEAN

TIOGA AVE.

Sand Dollar
Shopping
Center

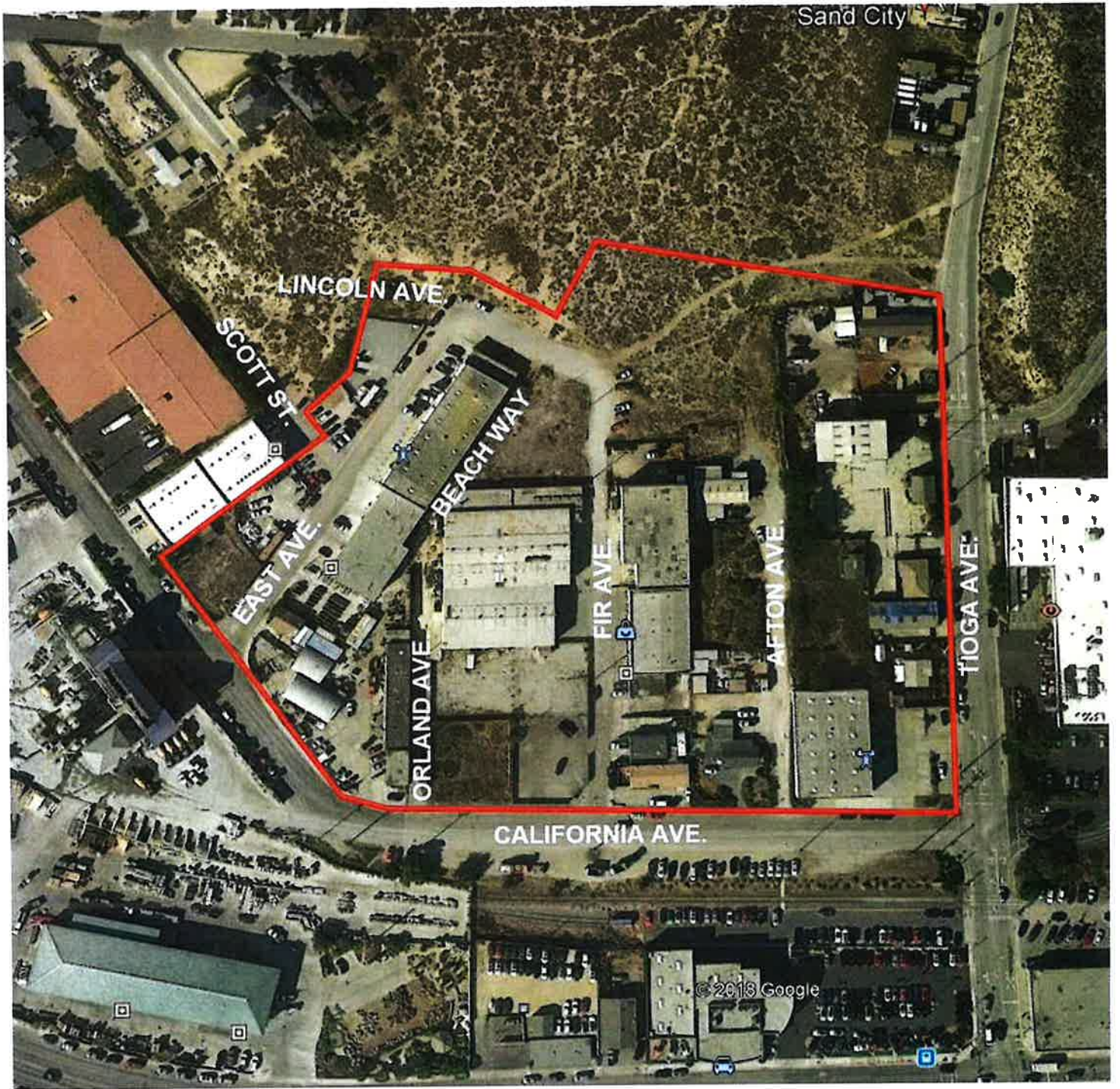
CALIFORNIA AVE.

DEL MONTE BLVD.

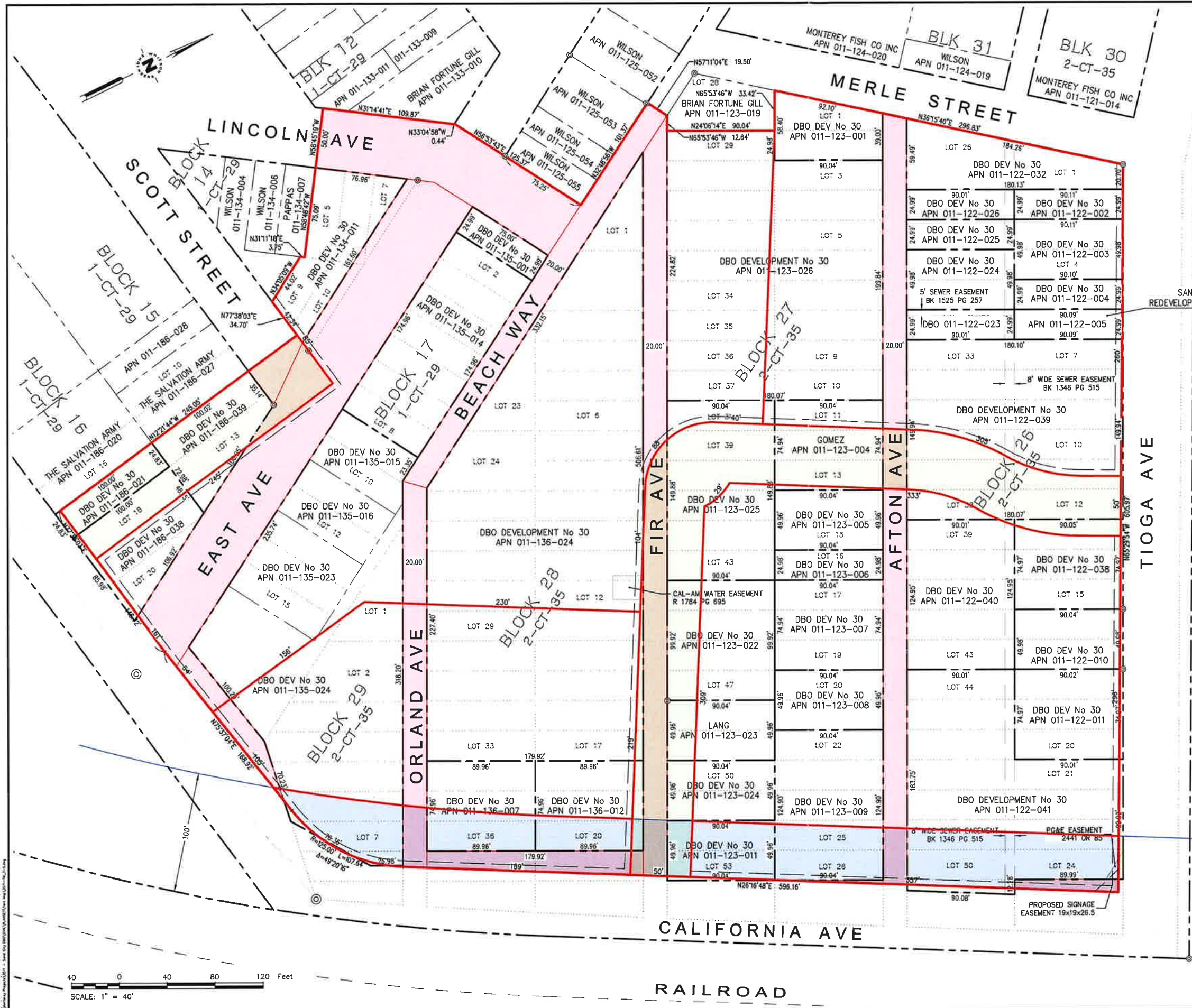
SUBMITTAL 2 - JUNE 5, 2017



DBO DEVELOPMENT
NO. 30 LLC
TCA # 2016-022



Aerial Map



- NOTES**
- DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
 - ALL EXISTING EASEMENTS WITHIN SUBDIVISION LIMITS TO BE QUIT CLAIMED AND RIGHT-OF-WAY TO BE VACATED.
 - PROPERTY HELD BY DBO DEVELOPMENT No 30 AND ALONG TIOGA AVE AND CALIFORNIA AVE OUTSIDE THE LIMITS OF SUBDIVISION AS SHOWN SHALL BE OFFERED FOR DEDICATION.

	ROW to be Abandoned (SF)	ROW to be Dedicated (SF)
California Ave	6,186.51	1,348.93
Old East Ave	22,053.36	
Scott St	1,070.07	
Beach Way	7,381.64	
Lincoln Ave	11,164.22	
Orland Ave	6,371.75	
Fir Ave	12,354.70	
Afton Ave	12,797.04	
Tioga		1,191.23
Road A		36,148.03
New East Ave		9,460.96
Total	79,379.29	48,149.15

Coastal Zone Area within 100' setback	32,000
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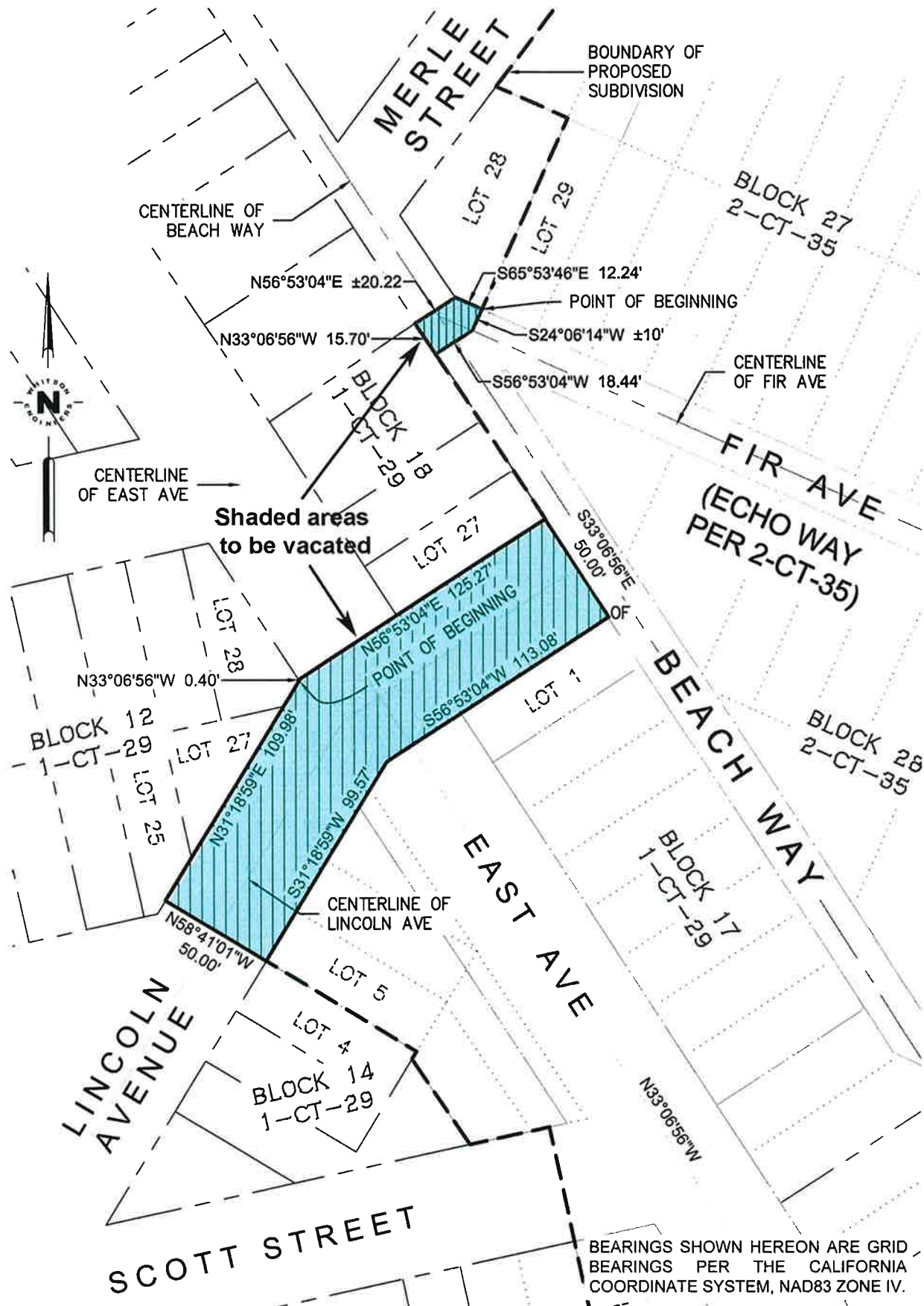
**ROW AREAS FOR ABANDONMENT AND DEDICATION
WEST END SAND CITY
VESTING TENTATIVE MAP**

PROPOSED RESUBDIVISION OF 27 LOTS IN BLOCKS 14, 15, 16 & 17 OF THE AMENDING MAP OF SEASIDE RECORDED IN VOLUME 1, MAPS OF CITIES AND TOWNS, AT PAGE 29 AND 138 LOTS IN BLOCKS 26, 27, 28 & 29 OF THE AMENDING MAP OF VOLUME 2, MAPS OF CITIES AND TOWNS, AT PAGE 35, AND PORTIONS OF EAST AVE, CALIFORNIA AVE, ORLANDO AVE, BEACH WAY, SCOTT STREET, LINCOLN AVE, FIR AVE AND AFTON AVE, MONTEREY COUNTY RECORDS

SAND CITY, MONTEREY COUNTY, CALIFORNIA

WE WHITSON ENGINEERS
6 Harris Court • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
DATE: MAY 31, 2018 PROJECT: 3571.00

SHEET
T-5
OF 5



AREAS TO BE VACATED
 Portions of Lincoln Avenue and Beach Way in Sand City

Lincoln & Beach (to be abandoned)

EXHIBIT D
 83

AGENDA ITEM

9A (1)

CITY OF SAND CITY

RESOLUTION SC _____, 2020

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY
ACTING AS THE SAND CITY PLANNING AGENCY HEREBY MAKING A
DETERMINATION THAT VACATING CERTAIN RIGHT-OF-WAY SECTIONS
OF LINCOLN AVENUE AND BEACH WAY IS CONSISTENT WITH THE
SAND CITY GENERAL PLAN (2002 ED.)**

WHEREAS, while the City of Sand City (the “City”) does not have a planning agency or commission, the City Council, as the City’s legislative body, shall then carry out the functions of the City’s Planning Agency in accordance with California Government Code §65100; and

WHEREAS, on June 5, 2018, the City approved a Vesting Tentative Map (the “VTM”) for the South of Tioga development project (the “Project”) proposed by DBO Development #30 (the “Developer”), to merge existing lots and abandon existing public rights-of-way that, with City approval of a Final Map, creates six new parcels (Parcels H1, H1A, H2, H2A, R1, and R2) and dedicates new public rights-of-way; and

WHEREAS, California Government Code §65402(a) and California Street and Highway Code §8313 requires the City Council, acting as the City’s Planning Agency, to make an initial determination as to whether a proposed street vacation is consistent with the City’s current General Plan (2002 edition) (the “General Plan”); and

WHEREAS, the General Plan’s Implementation Program 2.6.a states that the Sand City “...*Redevelopment Agency should work with a master developer in order to redevelop the South of Tioga area in a cohesive manner...*”, and though the Sand City Redevelopment Agency (the “Agency”) was dissolved by the State in 2013, that Agency, in accordance with Program 2.6.a, had previously entered into an exclusive negotiation agreement with the Developer to redevelop the South of Tioga district as a cohesive development project; and

WHEREAS, the General Plan’s discussion regarding the South of Tioga planning district states that “*the district contains a number of ‘paper streets’ which may not provide the best circulation and access through the area*”, whereby the Project’s realigned East Avenue and proposed new street (“Morgan’s Way”) through the site will provide improved public pedestrian and vehicle access and circulation compared to the entire existing street pattern, including those segments of Lincoln Avenue and Beach Way, that are to be abandoned within the South of Tioga district; and

WHEREAS, the General Plan Land Use Element’s discussion regarding the South of Tioga district, states that “*the area should be required to occur as a single integrated project...*” where “...*Consolidation of property ownership is also encouraged*”, where the approved VTM for the Project consolidates small lots and parcels within the Project area, partially through the vacating of existing rights of-way, into fewer, larger, and more cohesive and

marketable development pads that can appropriately accommodate the types of land uses necessary to physically and economically rehabilitate the area and promote much needed and mandated housing; and

WHEREAS, the City of Sand City, as lead agency under the California Environmental Quality Act (Pub. Res. Act § 21000 et seq.) and the CEQA Guidelines (14 Cal. Code Regs. § 15000-15387) (collectively, "CEQA"), completed and certified the Final Environmental Impact Report ("Final EIR" or "EIR") State Clearinghouse No. 2017061066 for the South of Tioga Project finding that the South of Tioga Project's environmental impacts, including the vacating those rights-of-way within the Project area, were adequately evaluated; and therefore, no further environmental review for vacating those streets is required or necessary; and

WHEREAS, the overall South of Tioga development and VTM identified parcel configuration provide a cohesive development design with consolidated properties and two new streets that provide improved public access and circulation than the existing public rights-of-way; and therefore, the abandonment of existing rights-of-way within the South of Tioga Area, including segments of Beach Way and Lincoln Avenue, are consistent with the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sand City, acting as the City's Planning Agency, does hereby make the determination that vacating those sections of Lincoln Avenue and Beach Way within the South of Tioga project area are consistent with the City's General Plan (2002 ed.) and that those right-of-way segments are unnecessary for present or prospective public use with implementation of the South of Tioga Project.

PASSED AND ADOPTED, by the City Council of the City of Sand City, acting as the City's Planning Commission, this ___ day of February, 2020 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

Linda K. Scholink, City Clerk

Mary Ann Carbone, Mayor

AGENDA ITEM

9A (2)

ATTACHMENT 2

CITY OF SAND CITY RESOLUTION SC-___, 2019

RESOLUTION OF THE CITY COUNCIL OF SAND CITY ORDERING THE VACATION OF CERTAIN RIGHT-OF-WAY SECTIONS OF LINCOLN AVENUE AND BEACH WAY

WHEREAS, the City of Sand City (“City”) is authorized to vacate all or part of a public street or public service easement within the City on its own initiative pursuant to the California Streets and Highways Code, Section 8300 *et seq.*; and

WHEREAS, pursuant to California Street and Highways Code Sections 8320 *et seq.*, the City desires to vacate the subject streets, commonly known as portions of Lincoln Avenue and Beach Way, more particularly described in Exhibits A and B, attached hereto, and incorporated herein and hereafter referred to as the “Area to be Vacated,” consisting of legal descriptions and maps of the areas to be vacated; and

WHEREAS, on February 4, 2020, at a duly noticed public meeting, the City Council acting as planning agency, as authorized by California Government Code §65100, found that the proposed vacation conforms with the City’s general plan; and

WHEREAS, the proposed vacation is consistent with the City’s General Plan; and

WHEREAS, on June 5, 2018, the City approved a Vesting Tentative Map (“VTM”) for the South of Tioga development project (the “Project”) to merge existing lots and abandon existing public rights-of-way including the Area to be Vacated as the location and alignment of the existing rights-of-way are an impediment to a cohesive and consolidated project site design; and

WHEREAS, the City’s approval of a Final Map for the Project will dedicate new public rights-of-way that will bisect through the Project area, connecting California Avenue and Tioga Avenue and benefit the public due to the improved flow of vehicular and foot traffic provided by the new rights-of-way; and

WHEREAS, the street areas within the Area to be Vacated are either unimproved vacant land or in a poor to an extremely deteriorated condition in that some street sections are only ‘paper streets’ -- the right-of-way exists on the parcel maps but no physical street improvements exist – and no public money has been expended for maintenance of the streets for at least five years; and

WHEREAS, the Area to be Vacated is excess and is no longer used or required for present vehicular travel and is not needed for prospective transportation needs in light of the new public rights-of-way dedicated in the VTM; and

WHEREAS, the Area to be Vacated and no parts thereof are necessary or useful as a non-motorized transportation facility, such as a trail or walkway, in light of the Project's proposed addition of new rights-of-way; and

WHEREAS, the City Engineer has notified all public utilities potentially affected by this vacation and there are no objections to the proposed vacation; and

WHEREAS, the City Clerk set the public hearing for the City Council to consider the proposed vacation for February 4, 2020 and notice of the hearing was duly published and posted pursuant to the Streets and Highways Code Section 8320 *et seq.*; and

WHEREAS, on February 4, 2020, the City Council opened and conducted the public hearing allowing all interested parties an opportunity to speak; and

WHEREAS, the City of Sand City, as lead agency under the California Environmental Quality Act (Pub. Res. Act § 21000 *et seq.*) and the CEQA Guidelines (14 Cal. Code Regs. § 15000-15387) (collectively, "CEQA"), completed and certified the Final Environmental Impact Report ("Final EIR" or "EIR") State Clearinghouse No. 2017061066 for the South of Tioga Project finding that the South of Tioga Project's environmental impacts, including the vacation of the proposed Area to be Vacated, were adequately evaluated and therefore, no further environmental review for the proposed vacation is required or necessary.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sand City that the streets described in the legal descriptions and vacation map attached hereto, as Exhibits A and B, are not necessary for present or prospective transportation needs, and are hereby vacated, and the City Clerk is directed to record this order declaring vacation of the subject area described in Exhibits A and B in the Office of the Monterey County Recorder.

PASSED AND ADOPTED by the City Council of Sand City on this ___ day of February 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Mary Ann Carbone, Mayor

ATTEST:

Linda K. Scholink, City Clerk

RESOLUTION EXHIBIT A
SC 20- (2020)

LEGAL DESCRIPTION – LINCOLN AVENUE VACATION

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

All that portion of Lincoln Avenue shown on the map filed in Volume 1 of Cities and Towns at Page 29, Records of said County, lying northeasterly of a line beginning at a point on the southeasterly line of said Lincoln Avenue, at the most westerly corner of Lot 5 in Block 14 as shown on said map, and running thence along a course perpendicular to said southeasterly line, North 58°41'01" West, 50.00 feet, more or less, to a point on the northwesterly line of said Lincoln Avenue. Including that portion of said Lincoln Avenue lying within the intersection with East Avenue as shown on said map.

Being more particularly described as follows:

Beginning at the most easterly corner of Block 12 as shown on said map; thence along the northeasterly line of Lot 28 in said Block 12, being also the southwesterly line of East Avenue as shown on said map

- 1) North 33°06'56" West, 0.40 feet to a point on the southwesterly prolongation of the southeasterly line of Lot 27 in Block 18 as shown on said map; thence departing said northeasterly line of East Avenue along said prolonged line
- 2) North 56°53'04" East, 125.27 feet, more or less, the most easterly corner of said Lot 27 (Being also on the southwesterly line of Beach Way as shown on the map filed in map filed in Volume 2 of Cities and Towns at Page 35, Records of said County); thence
- 3) South 33°06'56" East, 50.00 feet, more or less, to the most northerly corner of Lot 1 in Block 17 as shown on said map; thence along the northwesterly line of said Lot 1 and the southwesterly prolongation thereof
- 4) South 56°53'04" West, 113.08 feet, more or less, to a point on the northeasterly prolongation of the northwesterly line of Block 14 as shown on said map; thence along said prolonged line
- 5) South 31°18'59" West, 99.57 feet, more or less, to the most westerly corner of Lot 5 in said Block 14 as shown on said map; thence across said Lincoln Avenue along a course perpendicular thereto
- 6) North 58°41'01" West, 50.00, more or less, to a point on the southeasterly line of aforesaid Block 12 as shown on said map; thence along said southeasterly line
- 7) North 31°18'59" East, 109.98 feet, more or less, to the Point of Beginning.

Containing 0.257 acres, more or less.

As shown on the plat attached hereto and made a part hereof.

All bearings cited herein are grid bearings per the California Coordinate System, NAD83 Zone IV.

END OF DESCRIPTION

PREPARED BY:
WHITSON ENGINEERS



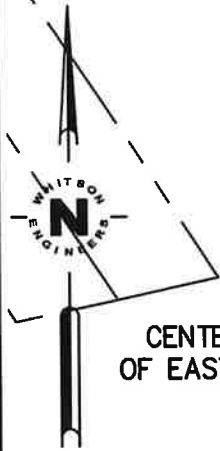
1/28/2020

RICHARD P. WEBER P.L.S.
L.S. NO. 8002
Job No. 3571

DATE



SCALE: 1" = 50'



BOUNDARY OF PROPOSED SUBDIVISION

BLOCK 18
1-CT-29

FIR AVE
(ECHO WAY
PER 2-CT-35)

LOT 27

S33°06'56"E
50.00'

POINT OF BEGINNING

S56°53'04"W 113.08'

LOT 1

N33°06'56"W 0.40'

LOT 28

BLOCK 12
1-CT-29

LOT 27

LOT 25

N37°18'59"E 109.98'

S31°18'59"W 99.57'

CENTERLINE OF LINCOLN AVE

BEACH WAY

BLOCK 28
2-CT-35

EAST AVE

BLOCK 17
1-CT-29

N58°41'01"W
50.00'

LOT 5

LINCOLN AVENUE

LOT 4

BLOCK 14
1-CT-29

N33°06'56"W

SCOTT STREET

BEARINGS SHOWN HEREON ARE GRID BEARINGS PER THE CALIFORNIA COORDINATE SYSTEM, NAD83 ZONE IV.

PLAT TO ACCOMPANY DESCRIPTION

LINCOLN AVENUE VACATION

SAND CITY, CALIFORNIA
JANUARY 23, 2020



Civil Engineering +
Land Surveying
6 Harris Court
Monterey, CA 93940
831.649.5225
whitsonengineers.com

T:\Monterey Projects\3571 - Sand City South of Tioga\3571.00 DBO\SURVEY\LEGAL DESCR\PLAT - Lincoln Abandonment.dwg

**RESOLUTION EXHIBIT B
SC 20- (2020)**

**LEGAL DESCRIPTION
OF PORTIONS OF FIR AVENUE AND BEACH WAY ADJOINING
LOT 28 IN BLOCK 27, VOL. 2 CITIES & TOWNS, PG. 35**

Certain real property situate in the City of Sand City, County of Monterey, State of California, being portions of the streets shown on the map filed in Volume 2 of Cities and Towns at Page 35, Records of said County, described as follows:

Beginning at the most southerly corner of Lot 28 in Block 27 as shown on said map, being also a point on the northeasterly line of Echo Way (now known as Fir Avenue) as shown on said map, at the southwesterly terminus of boundary line between said Lot 28 and Lot 29 as shown on said map; thence along the southwesterly prolongation of said boundary line

- 1) South 24°06'14" West, 10 feet, more or less, to the centerline of said Echo Way; thence perpendicular to Beach Way as shown on said map
- 2) South 56°53'04" West, 18.44 feet, more or less, to a point on the southwesterly line of said Beach way, thence along said southwesterly line of Beach Way
- 3) North 33°06'56" West, 15.70 feet, more or less; thence departing said southwesterly line of Beach Way
- 4) North 56°53'04" East, 20.22 feet, more or less, to the southwesterly corner of said Lot 28 (being also the intersection of the northeasterly line of said Beach Way with the northeasterly line of said Echo Way); thence along the northeasterly line of said Echo Way (Fir Avenue), being also the southwesterly line of said Lot 28
- 5) South 65°53'46" East, 12.24 feet, more or less, to the Point of Beginning

Containing 365 square feet, more or less.

As shown on the plat attached hereto and made a part hereof.

All bearings cited herein are grid bearings per the California Coordinate System, NAD83 Zone IV.

END OF DESCRIPTION

PREPARED BY:
WHITSON ENGINEERS



1/28/2020

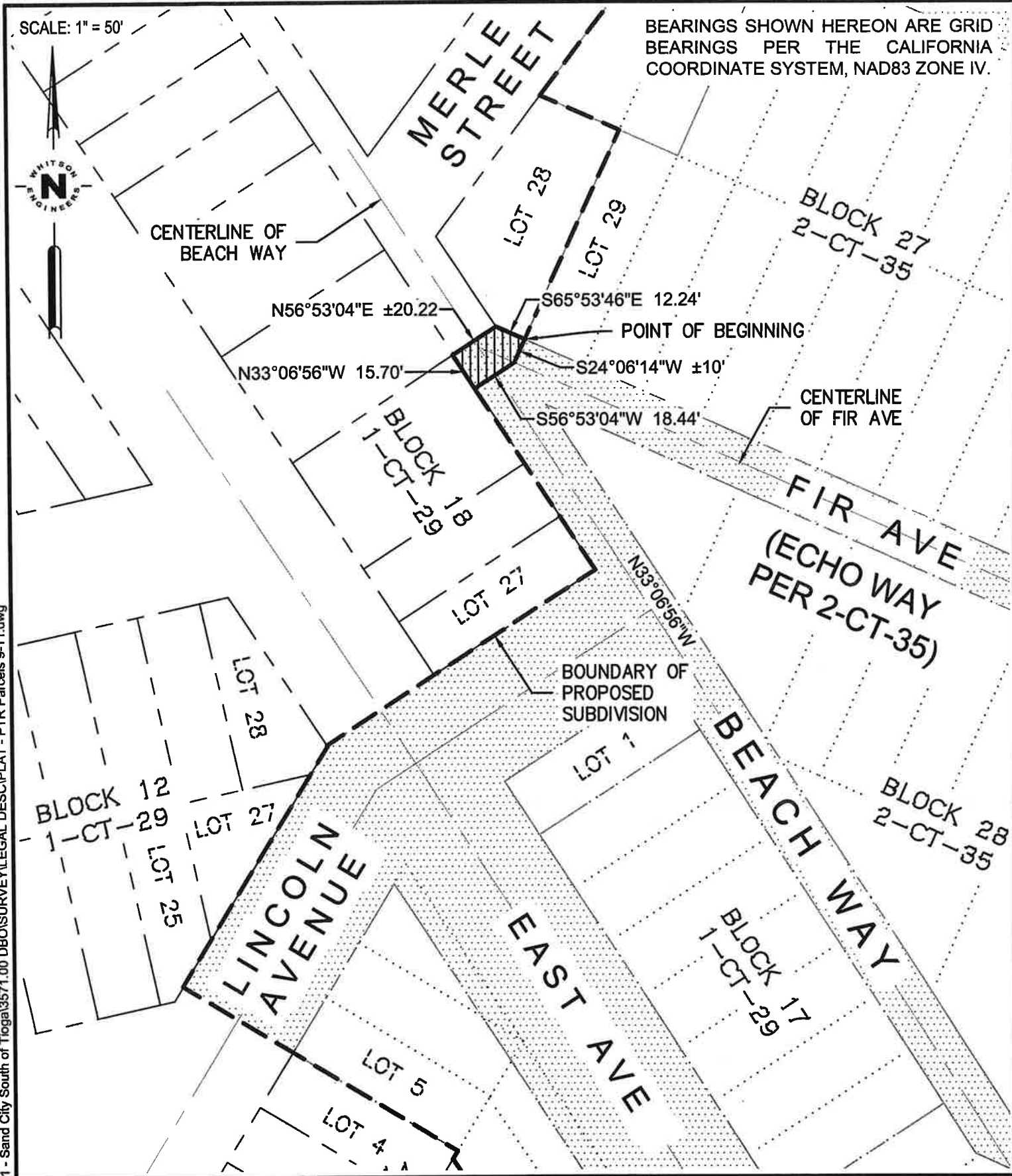
RICHARD P. WEBER P.L.S.
L.S. NO. 8002
Job No. 3571

DATE



SCALE: 1" = 50'

BEARINGS SHOWN HEREON ARE GRID BEARINGS PER THE CALIFORNIA COORDINATE SYSTEM, NAD83 ZONE IV.



T:\Monterey Projects\3571 - Sand City South of Tioga\3571.00 DBO\SURVEY\LEGAL DESC\PLAT - PTR Parcels 9-11.dwg

PLAT TO ACCOMPANY DESCRIPTION
OF PORTIONS OF FIR AVE. AND BEACH WAY
ADJOINING LOT 28, BLOCK 27, VOL. 2 C&T PG. 35
SAND CITY, CALIFORNIA
JANUARY 23, 2020



Civil Engineering +
Land Surveying
6 Harris Court
Monterey, CA 93940
831.649.5225
whitsonengineers.com

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AGENDA ITEM

10A

CITY OF SAND CITY

STAFF REPORT

JANUARY 16, 2020
(For City Council Consideration on February , 2020)

TO: Mayor and City Council

FROM: Charles Pooler, City Planner
Vibeke Norgaard, City Attorney

SUBJECT: Extending Expiration Date of Monterey Bay Shores Vesting Tentative Map

BACKGROUND

The City of Sand City approved the Vesting Tentative Map (the "VTM") for the Monterey Bay Shores Eco-Resort development (the "Project") on December 15, 2015 (Resolution SC 15-78). Among the City's conditions of approval for the VTM was that the Project comply with all conditions of approval imposed by the California Coastal Commission by Coastal Development Permit A-3-SNC-98-114 (the "CDP"). Monterey Bay Shores has, to date, not submitted a final map for either City review or approval or for recording with the County of Monterey.

Vesting tentative map approvals expire after 24 months where a final map, consistent with the VTM, is not recorded prior to expiration. (Cal. Gov. Code §66452.6(a)(1)). However, the 24-month period is tolled for the period of time during which a lawsuit involving the VTM is pending. (Cal. Gov. Code §§66452.6(c); 66463.5(e)). Monterey Bay Shores was involved with litigation filed on December 14, 2016 in the Superior Court of California (Case No. CPF-16-515401). The litigation was dismissed on February 14, 2018. The VTM qualified for a time extension (also referred to as a "stay") for the 14-month period of litigation. The City Council took action via Resolution (Resolution SC 18-15) to recognize the aforementioned 'stay' and extend the VTM to February 14, 2019.

Thereafter, in accordance with Government Code §§ 66452.6(a)(1), 66463.5(a), and Sand City Municipal Code §§17.36.080(C)(2), 17.36.090, and 17.32.120(B)-(C) that authorize the City to extend the Project's VTM for one (1) additional year beyond the initial 24-month original VTM approval period and the City-approved 14-month stay, the City Council adopted Resolution No. SC 19-07 on February 5, 2019 extending the VTM to February 14, 2020.

On January 10, 2020, the Project applicant, Mr. Ed Ghandour (the "Applicant"), submitted a written request (via email) for another extension of the VTM approval (see Exhibit D) in accordance with Government Code §§66452.6(e) and 66463.5(e). The Applicant's written request automatically extends the expiration date of the VTM for the Project from February 14, 2020 by 60-days or until action is taken by the City to approve or deny that extension (whichever occurs first).

DISCUSSION

In accordance with California Government Code §§66452.6(e) and 66463.5(e), the VTM may now be extended by the City Council for an additional period or periods not to exceed five years total.

To date, work performed for the Project includes 1) onsite preliminary rough grading of the site (not yet complete) and 2) offsite installation of a water valve on the existing Cal-Am waterline within the Edgewater Shopping Center to accommodate a future water line extension that will serve the Project. These have vested the Project proponent's development rights under the Coastal Commission's issued CDP (A-3-SNC-98-114). The Project proponent still needs to submit engineering and construction drawings for City plan check review in the issuance of Building Permits for this Project and to prepare and submit a Final map for City approval and recording with the County of Monterey before the VTM expires.

RECOMMENDATION

Staff recommends **APPROVAL** of the draft resolution to extend the expiration date of the Vesting Tentative Map (VTM) for the Monterey Bay Shores Eco-Resort project for a five (5) year extension with expiration on February 14, 2025.

Finding(s) for Approval:

- 1) Upon written request from the Project Applicant, California Government Code §§ 66452.6(e) and 66463.5(e) provide the City with the authority to extend the Project's VTM up to an additional five (5) year period beyond the VTM's initial 24 months and 12 month extension thus extending the life of the VTM to February 14, 2025.
- 2) On January 10, 2020, the Project Applicant submitted a written request (via email) to the City requesting an extension of the Project VTM.

EXHIBITS:

- A) Government Code §§ 66452.6 and 66452.6(e) (relevant segments highlighted)
- B) Resolution No. SC 19-07
- C) Written / e-mail request from the Applicant for VTM extension

ATTACHMENT:

- 1) Draft Resolution to extend expiration date of Monterey Bay Shore's VTM for 5-years.

**GOVERNMENT CODE - GOV****TITLE 7. PLANNING AND LAND USE [65000 - 66499.58]** (*Heading of Title 7 amended by Stats. 1974, Ch. 1536.*)**DIVISION 2. SUBDIVISIONS [66410 - 66499.38]** (*Division 2 added by Stats. 1974, Ch. 1536.*)**CHAPTER 3. Procedure [66451 - 66472.1]** (*Chapter 3 added by Stats. 1974, Ch. 1536.*)**ARTICLE 2. Tentative Maps [66452 - 66452.27]** (*Article 2 added by Stats. 1974, Ch. 1536.*)

66452.6. (a) (1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 12 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars (\$236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way which abut the boundary of the property to be subdivided and which are reasonably related to the development of that property, each filing of a final map authorized by Section 66456.1 shall extend the expiration of the approved or conditionally approved tentative map by 36 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement authorized by Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

(2) Commencing January 1, 2012, and each calendar year thereafter, the amount of two hundred thirty-six thousand seven hundred ninety dollars (\$236,790) shall be annually increased by operation of law according to the adjustment for inflation set forth in the statewide cost index for class B construction, as determined by the State Allocation Board at its January meeting. The effective date of each annual adjustment shall be March 1. The adjusted amount shall apply to tentative and vesting tentative maps whose applications were received after the effective date of the adjustment.

(3) "Public improvements," as used in this subdivision, include traffic controls, streets, roads, highways, freeways, bridges, overcrossings, street interchanges, flood control or storm drain facilities, sewer facilities, water facilities, and lighting facilities.

(b) (1) The period of time specified in subdivision (a), including any extension thereof granted pursuant to subdivision (e), shall not include any period of time during which a development moratorium, imposed after approval of the tentative map, is in existence. However, the length of the moratorium shall not exceed five years.

(2) The length of time specified in paragraph (1) shall be extended for up to three years, but in no event beyond January 1, 1992, during the pendency of any lawsuit in which the subdivider asserts, and the local agency which approved or conditionally approved the tentative map denies, the existence or application of a development moratorium to the tentative map.

(3) Once a development moratorium is terminated, the map shall be valid for the same period of time as was left to run on the map at the time that the moratorium was imposed. However, if the remaining time is less than 120 days, the map shall be valid for 120 days following the termination of the moratorium.

(c) The period of time specified in subdivision (a), including any extension thereof granted pursuant to subdivision (e), shall not include the period of time during which a lawsuit involving the approval or conditional approval of the tentative map is or was pending in a court of competent jurisdiction, if the stay of the time period is approved by the local agency pursuant to this section. After service of the initial petition or complaint in the lawsuit upon the local agency, the subdivider may apply to the local agency for a stay pursuant to the local agency's adopted

procedures. Within 40 days after receiving the application, the local agency shall either stay the time period for up to five years or deny the requested stay. The local agency may, by ordinance, establish procedures for reviewing the requests, including, but not limited to, notice and hearing requirements, appeal procedures, and other administrative requirements.

(d) The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed with the legislative body without first processing a new tentative map. Once a timely filing is made, subsequent actions of the local agency, including, but not limited to, processing, approving, and recording, may lawfully occur after the date of expiration of the tentative map. Delivery to the county surveyor or city engineer shall be deemed a timely filing for purposes of this section.

(e) Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.

(f) For purposes of this section, a development moratorium includes a water or sewer moratorium, or a water and sewer moratorium, as well as other actions of public agencies which regulate land use, development, or the provision of services to the land, including the public agency with the authority to approve or conditionally approve the tentative map, which thereafter prevents, prohibits, or delays the approval of a final or parcel map. A development moratorium shall also be deemed to exist for purposes of this section for any period of time during which a condition imposed by the city or county could not be satisfied because of either of the following:

(1) The condition was one that, by its nature, necessitated action by the city or county, and the city or county either did not take the necessary action or by its own action or inaction was prevented or delayed in taking the necessary action prior to expiration of the tentative map.

(2) The condition necessitates acquisition of real property or any interest in real property from a public agency, other than the city or county that approved or conditionally approved the tentative map, and that other public agency fails or refuses to convey the property interest necessary to satisfy the condition. However, nothing in this subdivision shall be construed to require any public agency to convey any interest in real property owned by it. A development moratorium specified in this paragraph shall be deemed to have been imposed either on the date of approval or conditional approval of the tentative map, if evidence was included in the public record that the public agency which owns or controls the real property or any interest therein may refuse to convey that property or interest, or on the date that the public agency which owns or controls the real property or any interest therein receives an offer by the subdivider to purchase that property or interest for fair market value, whichever is later. A development moratorium specified in this paragraph shall extend the tentative map up to the maximum period as set forth in subdivision (b), but not later than January 1, 1992, so long as the public agency which owns or controls the real property or any interest therein fails or refuses to convey the necessary property interest, regardless of the reason for the failure or refusal, except that the development moratorium shall be deemed to terminate 60 days after the public agency has officially made, and communicated to the subdivider, a written offer or commitment binding on the agency to convey the necessary property interest for a fair market value, paid in a reasonable time and manner.

(Amended by Stats. 2011, Ch. 382, Sec. 7.5. (SB 194) Effective January 1, 2012.)

CITY OF SAND CITY

RESOLUTION SC 19-07, 2019

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY
EXTENDING THE EXPIRATION DATE OF THE VESTING TENTATIVE MAP FOR THE
MONTEREY BAY SHORES ECO-RESORT PROJECT**

WHEREAS, the City of Sand City ("City") by Resolution No. SC 15-78 of the City Council conditionally approved a Vesting Tentative Map (the "VTM") for the Monterey Bay Shores Eco-Resort Project (the "Project") on December 15, 2015; which VTM, in accordance with California Government Code section 66452.6(a)(1), would have expired on December 14, 2017; and

WHEREAS, the City did approve Resolution No. SC 18-15 authorizing a 14-month stay of the VTM expiration date due to litigation thus extending the life of the VTM to February 14, 2019 as allowed under California Government Code section 66452.6(c); and

WHEREAS, Government Code section 66452(a)(1) and Sand City Municipal Code sections 17.36.090 and 17.32.120(B) and (C) enable the City to extend the Project's VTM for one (1) year beyond the initial 24-month original VTM approval period and the City approved 14-month stay; and

WHEREAS, on December 12, 2018, the sub-divider named on the VTM submitted to the City a written request to extend the VTM expiration date; and

WHEREAS, due to the importance of this Project for the City, the City Council deems it necessary to approve a time extension of the VTM as provided by California Government Code section 66452.6(c)(1) and the Sand City Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sand City that the VTM for the Monterey Bay Shores Eco-Resort Project is hereby granted a time extension of one (1) year to February 14, 2020.

PASSED AND ADOPTED by the City Council of Sand City this 5th day of February 2019, by the following vote:

AYES: Council Member Blackwelder, Hawthorne, Sofer, Cruz, Carbone
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:


Linda K. Scholink, City Clerk

APPROVED:



Mary Ann Carbone, Mayor

EXHIBIT B

Chuck Pooler

From: Ed Ghandour_SNG [REDACTED]
Sent: Friday, January 10, 2020 11:15 AM
To: Aaron@SandCityCA.org
Cc: chuck@sandcityca.org
Subject: RE: VTM extension

Aaron Good Morning-

Thanks for the heads up. It was on my calendar for next week.

I believe the VTM expires February 14, 2020, so yes, we need to Extend once more.

Can you please set up the matter for City Council later in January of first meeting in February, the sooner the better.

I believe last year's Staff Report and Resolution can serve as basis for this request.

Please let me know if you need anything from me.

Best,

Ed Ben Ghandour, President

SNG
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

www.MontereyBayShores.com

From: Aaron Blair [mailto:Aaron@SandCityCA.org]
Sent: Friday, January 10, 2020 10:57 AM
To: [REDACTED]
Subject: VTM extension

Good morning. It was brought to my attention that we need to extend the VTM for the Monterey Bay Shores Resort. If you could get us a written request asking for an extension we will get it processed asap.

If you need any assistance please let me know.

Aaron

Aaron Blair
City Manager
City of Sand City, CA
1 Pendergrass Way
Sand City, CA 93955
Ph. 831.394.3054



@SandCityCA

EXHIBIT C

CITY OF SAND CITY

RESOLUTION SC _____, 2020

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY EXTENDING THE EXPIRATION DATE OF THE VESTING TENTATIVE MAP FOR THE MONTEREY BAY SHORES ECO-RESORT PROJECT

WHEREAS, the City of Sand City (“City”) by Resolution No. SC 15-78 of the City Council conditionally approved a Vesting Tentative Map (the “VTM”) for the Monterey Bay Shores Eco-Resort Project (the “Project”) on December 15, 2015; which VTM, in accordance with California Government Code §66452.6(a)(1), would have expired on December 14, 2017; and

WHEREAS, the City approved Resolution No. SC 18-15 authorizing a 14-month stay of the VTM expiration date due to litigation thus extending the life of the VTM to February 14, 2019 as allowed under California Government Code §§66452.6(c) and 66463.5(e) and

WHEREAS, on February 5, 2019, in accordance with Government Code §66452.6(a)(1) and Sand City Municipal Code §§17.36.080(C)(2), 17.36.090, and 17.32.120(B)-(C), the City extended the Project’s VTM for one (1) year (Resolution No. SC 19-07) beyond the initial 24-month period and the City approved 14-month stay extending the life of the VTM to February 14, 2020; and

WHEREAS, on January 10, 2020, the Project Applicant submitted to the City a written request to further extend the VTM expiration date; and

WHEREAS, Government Code §§66452.6(e) and 66463.5(c) enable the City to extend the Project’s VTM up to five (5) years beyond the original 24-month VTM approval period, the City approved 14-month stay, and the additional one(1) year extension granted in 2019; and

WHEREAS, due to the importance of this Project for the City, the City Council deems it necessary to approve a time extension of the VTM as provided by California Government Code §§66452.6(e) and 66463.5(c).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sand City that the VTM for the Monterey Bay Shores Eco-Resort Project is hereby granted a time extension of five (5) years to February 14, 2025.

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

AYES:
NOES:
ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Linda K. Scholink, City Clerk

Mary Anne Carbone, Mayor

AGENDA ITEM

10B



City of Sand City

Agenda
Item
108

Staff Report

TO: Honorable Mayor and City Council Members
FROM: Aaron Blair, City Manager *AB*
DATE: February 4, 2020
SUBJECT: 2019/2020 Capital Improvement Plan Approval

Background:

In July of 2019 staff presented a draft five-year Capital Improvement Plan (CIP). Staff received input from Council, and it was determined that the CIP would be brought back at a future workshop. City Staff held a workshop on December 10, 2019 to discuss, review, and prioritize items within the proposed CIP. The following items were confirmed and selected as top priority for the 2019/2020 CIP at the January 21, 2020 Council meeting.

- Project #2 City Hall Electrical Service Upgrades. \$100,000
- Project #4 Community Center Study. \$25,000
- Project #5 West End Stormwater Improvement Project - Contra Costa St. \$25,000
- Project #6 West End Stormwater Improvement Project - Catalina St. \$25,000
- Project #9 West Bay St. Coastal Access Repair Project. \$7,000
- Project #14 Parking Plan. \$37,000
- Project #15 Calabrese Park Improvements – Phase 1. \$60,000
- Project #19 Habitat Preserves at Edgewater Commercial Shopping Center. \$15,000
- Project #25 Façade Program. \$50,000
- Project #26 Public Art Program. \$50,000
- Project #27 IWorQ Systems - Applications and Software Services. \$12,000
- Project #28 Granicus, LLC - Agenda Management Software / City Website Redesign. \$10,500
- Project #29 ECS Imaging, Inc - Laserfiche Record Management Software. \$28,000
- Project #30 Firewall (Administration). \$12,000
- Project #32 Street Sweeper. \$40,000

Recommendation:

Staff recommends approval of the five-year Capital Improvement Plan (CIP), and allocation of funding for the 2019/2020 CIP. The CIP will be reviewed annually to allow for modifications.

CEQA:

N/A

Fiscal Impact:

The 2019/2020 CIP funding as proposed is \$496,500. The allocation of funds will be from the current adopted budget, and reserves.

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

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY ADOPTING THE PROPOSED
CAPITAL IMPROVEMENT PLAN BUDGET FOR FISCAL YEAR 2019-2020**

WHEREAS, the Budget Committee of the City Council has reviewed the Proposed Fiscal Year 2019-2020 capital improvement plan budget, and has considered the capital improvement needs of the City for the current fiscal year; and

WHEREAS, the Budget Committee, working with City staff, is recommending the proposed capital improvement plan 2019-2020 budget, attached as Exhibit A, to the City; and

WHEREAS, the City Council recognizes that the proposed capital improvement plan budget is subject to further adjustment at appropriate times as the fiscal year progresses, and

WHEREAS, certain general economic conditions and actions resulting from grant applications may impact the City which may require changes to the capital improvement plan budget over time; and

WHEREAS, the City Council of Sand City finds the Fiscal Year 2019-2020 capital improvement plan budget is satisfactory to commence the capital programs of the City for the current fiscal year.

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

1. The attached Exhibit A is hereby adopted as the capital improvement plan budget for FY 2019-2020.
2. The FY 2019-2020 capital improvement plan budget will be periodically reviewed and adjusted by the City Council as necessary.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVED:

Linda K. Scholink, City Clerk

Mary Ann Carbone, Mayor

CITY OF SAND CITY
5-YEAR CAPITAL IMPROVEMENT PROGRAM
FY 2019/2020 - 2023/2024

EXHIBIT A

A	B	C	D	E	E	F	G	H	I	K	L					M	N
											Fiscal Years						
No.	Project Title	Project Description	2019 Project Cost (Est.)	Multiple Year Project?	Grant Funding Available (Y=Yes)	Grant Funding Amount (Est.)	Matching Amount (Est.)	Project Cost - Grant Funding (Est.)	Funding Sources	Department	2019/2020	2020/2021 3%	2021/2022 6%	2022/2023 9%	2023/2024 12%	Total 5-Year Fiscal Cost (Est.)	Notes
Government Facilities																	
1	Public Works Building	Construct new 2-story steel building to house equipment, frame offices on 2nd floor, and provide paved parking area at existing PW corporation yard	\$300,000	N				\$300,000	General Fund	Public Works	\$0				\$336,000	\$336,000	Estimated costs provided by PD/PWD. May move up for community center.
2	City Hall Electrical Service Upgrades	Improve electrical service to include new commercial panel and new connection to PG&E electrical supply	\$100,000	N				\$100,000	General Fund	Public Works	\$100,000					\$100,000	Estimated costs provided by PD/PWD. PGE Grant?
3	City Hall Air Conditioning System	Install air conditioning system	\$40,000	N				\$40,000	General Fund	Public Works	\$0		\$42,400			\$42,400	Estimated costs provided by PD/PWD.
4	Community Center	Study/analysis to determine the feasibility of a community center	\$25,000	N				\$25,000	General Fund	Admin	\$25,000					\$25,000	Estimated costs provided by CE/CM.
Subtotal - Government Facilities											\$125,000	\$0	\$42,400	\$0	\$336,000	\$503,400	
Transportation																	
5	West End Stormwater Improvement Project - Contra Costa St.	Green Street/Complete Street Reconstruction of major collector	\$1,400,000	Y 2019-2021	Y	\$1,260,000	\$140,000	\$140,000	Prop. 1 SW Grant (10% DAC Match), General Fund,	Public Works	\$25,000	\$118,450				\$143,450	Grant response: Sept. Funding 12/2020 Construction 2021
6	West End Stormwater Improvement Project - Catalina St.	Green Street/Complete Street Reconstruction of minor collector	\$975,000	Y 2019-2021	Y	\$710,000	\$0	\$265,000	Prop. 1 IRWM SW Grant, General Fund	Public Works	\$25,000	\$240,000				\$265,000	Grant response: April Funding 7/2020 Construction 2021
7	Contra Costa Street Improvements	Street reconstruction from Redwood Ave. to north end at Bay Avenue for portion of street not included in the West End Stormwater Improvement Project.	\$600,000	Y 2022-2024				\$600,000	General Fund	Public Works	\$0			\$98,100	\$516,120	\$614,220	Estimated costs provided by City Engineer
8	California Ave. - East Half (Tioga Ave. to East Ave)	East half of California Ave. adjacent to the South of Tioga project to include rehabilitated street pavement and new curb, gutter, and sidewalk.	\$800,000	N				\$800,000	General Fund	Public Works		\$400,000	\$400,000			\$800,000	Estimated costs provided by City Engineer. Timing of costs with respect to fiscal year dependent on progress of South of Tioga.
9	West Bay St. Coastal Access Repair Project	Repair of damaged observation platform and storm drain inlet and small infiltration basin, wood walkways, benches, and signage at end of West Bay St.	\$120,000	N	Y	\$113,000	\$0	\$7,000	FEMA/CalOES Grant, General Fund	Public Works	\$7,000					\$7,000	Estimated costs provided by City Engineer
10	Pavement Management Program (PMP)	Establish a PMP to guide/direct short and long-term rehabilitation and maintenance of existing streets built upon the regional PMP effort established by TAMC and their consultant, NCE.	\$1,500,000	Y 2019-2024	Y	\$171,600	\$0	\$1,328,400	SB 1, Measure X, HUTA (total for all is \$42.9K), General Fund	Public Works	\$0	\$386,250	\$397,500	\$408,750	\$420,000	\$1,612,500	Estimates based on "setup" of PMP in Year 1 (FY 19/20) using ONLY outside funding sources shown (\$42,900) and for Years 2-5 implementing NCE recommendation to spend \$300,000/year (minus outside funding sources) to bring streets up to PCI of 70 (good)..
11	Carroll Property Repurpose	Improve existing building and parking lot.	\$100,000	Y 2020-2022				\$100,000	General Fund	Public Works	\$0	\$51,500	\$53,000			\$104,500	Possible uses include: Food Truck pod, Community Gallery, Sand City Arts office, incubator...
12	TAMC ROW Improvements	Improve area within existing 100' TAMC ROW to provide public parking, landscaping, stormwater control measures, and public amenities.	\$25,000	N	TBD (TAMC?)			\$25,000	General Fund	Public Works				\$27,250		\$27,250	Estimated cost for concept design. Wait for TAMC busway project.
13	Parking Garage	Construct a multi-story parking garage to provide public parking in the downtown area.	\$2,500,000					\$2,500,000	General Fund	Public Works	\$0						Estimated costs \$25,000 per spot/100 spots
14	Parking Plan	Study/analysis to determine the feasibility of increasing parking w/in city.	\$36,600	N				\$36,600	General Fund	Planning	\$37,000					\$37,000	Parking Plan to include CEQA, and to be included in a future general plan update
Subtotal - Transportation											\$94,000	\$1,196,200	\$850,500	\$534,100	\$936,120	\$3,610,920	
Parks																	
15	Calabrese Park Improvements - P1	Phase 1 includes ADA parking and pedestrian improvements at top of park.	\$120,000	N	Y	\$60,000	N	\$60,000	CDBG (\$60K), General Fund	Public Works	\$60,000					\$60,000	Estimated costs provided by City Engineer. Ask for extension
16	Calabrese Park Improvements - P2	Phase 2 includes additional ADA parking and pedestrian access improvements, new curb, gutter, sidewalk, and parking lots adjacent to park and city hall parcel, site grading and retaining walls for new play structures, tables, BBQs, and refurbished public bathrooms.	\$1,515,195	N	Y	\$1,515,195	N	\$0	Prop. 68 Statewide Park Development and Community Revitalization Program (no matching requirement)	Public Works	\$0					\$0	Estimated costs provided by City staff.

EXHIBIT A

A	B	C	D	E	E	F	G	H	I	K	L					M	N
											Fiscal Years						
No.	Project Title	Project Description	2019 Project Cost (Est.)	Multiple Year Project?	Grant Funding Available (Y=Yes)	Grant Funding Amount (Est.)	Matching Amount (Est.)	Project Cost - Grant Funding (Est.)	Funding Sources	Department	2019/2020	2020/2021 3%	2021/2022 6%	2022/2023 9%	2023/2024 12%	Total 5-Year Fiscal Cost (Est.)	Notes
17	TAMC Parcel Landscaping	Landscape improvements, water connection and meter to serve parcel and city monument on Contra Costa St.	\$35,000	N				\$35,000	General Fund	Public Works			\$38,150			\$38,150	Estimated costs provided by PD/PWD. Wait to see if #5 gets approved
18	Memorial/Lookout Area Improvements	Improve area along upper ridge/bike trail, install fencing/safety barrier near cliff edge, install bike rack	\$15,000	N				\$15,000	General Fund	Public Works	\$0				\$16,800	\$16,800	Estimated costs provided by PD/PWD.
19	Habitat Preserves at Commercial Shopping Center	Rehabilitation of existing habitat preserve areas behind the Edgewater Shopping Center.	\$15,000	N				\$15,000	General Fund		\$15,000					\$15,000	Estimated costs based on "scope development" for project.
Subtotal - Parks											\$75,000	\$0	\$38,150	\$0	\$16,800	\$129,950	
Special Projects																	
20	General Plan Update	Update general plan. Last updated in 2002. Most cities update every 15 years.	\$600,000	Y 2021-2023				\$600,000	General Fund	Planning	\$0		\$327,000	\$318,000		\$645,000	Average cost based on cost range of \$450,000-750,000 provided by EMC letter dated 6/25/19.
21	Sustainable Transportation Plan	Preparation of a local transportation study to address bicycle and pedestrian infrastructure, connectivity deficiencies, and develop solutions for gaps.	\$185,000	N	Y	\$163,779	\$21,221	\$21,221	General Fund, Caltrans Sustainable Transportation Plan Grant	Planning						\$0	Estimated costs provided by City Planner. Already in the operations budget
22	East Dunes Habitat Specific Plan (SP) and Habitat Conservation Plan (HCP)	Create and adopt a SP and HCP to address habitat issues in the East Dunes area and encumber development.	\$200,000	Y 2021-2023				\$200,000	General Fund	Planning			\$106,000	\$109,000		\$215,000	Estimated costs provided by City Planner.
23	Zoning Code Update - State Housing Mandate	Update of existing zoning code to address state housing mandate.	\$15,000	N				\$15,000	General Fund	Planning	\$0		\$15,900			\$15,900	Estimated costs provided by City Planner.
24	Zoning Code Update - General	General review and update of zoning code.	\$70,000	Y 2021-2023				\$70,000	General Fund	Planning	\$0		\$37,100	\$38,150		\$75,250	Average cost based on cost range of \$50,000-75,000 provided by EMC letter dated 6/25/19.
25	Facade Program	Assistance to business and property owners for exterior facade improvements.	\$50,000	N				\$50,000	General Fund	Communit Dev.	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	Five Grants per year proposed
26	Public Art Program	Sponsorship or Grant program	\$50,000	N				\$50,000	General Fund	Communit Dev.	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	Could be used as a grant or sponsorship
Subtotal - Special Projects											\$100,000	\$100,000	\$586,000	\$565,150	\$100,000	\$1,451,150	
Information Technology (IT) Equipment and Software																	
27	IWorQ Systems - Applications and Software Services	Purchase of the following: 1) Public Works 2) Stormwater MS4 3) Community Development 4) Plan Review 5) Citizen Engagement 6) Facilities Management 7) Asset Management	\$18,000	N				\$18,000	General Fund	Police / Community Dev.	\$12,000					\$12,000	Estimated cost provided by IWorQ.
28	Granicus, LLC - Agenda Management Software / City Website Redesign	Purchase agenda management software and services to redesign the city website including staff training, website maintenance, and technical assistance.	\$12,000	N				\$12,000	General Fund	Clerk	\$10,500					\$10,500	Estimated costs provided by Administrative Services Director.
29	ECS Imaging, Inc - Laserfiche Record Management Software	Purchase record management software to provide a public portal for citizens, council members, and others to access City documents.	\$33,000	N				\$33,000	General Fund	Clerk	\$28,000					\$28,000	Estimated costs provided by Administrative Services Director.
30	Firewall	Firewall Administration.	\$12,000	N				\$12,000	General Fund	Admin	\$12,000					\$12,000	Estimated costs provided by Administrative Services Director.
Subtotal - IT Equip. and Software											\$62,500	\$0	\$0	\$0	\$0	\$62,500	
Vehicles and Equipment																	
31	Patrol Vehicles	Purchase vehicles for police dept. use.	\$350,000	Y 20/24				\$350,000	General Fund	Police		\$50,000	\$60,000	\$120,000	\$120,000	\$350,000	Estimated costs provided by PD/PWD. Move to future years, South of Tioga
32	Street Sweeper	Purchase used street sweeper to replace existing sweeper.	\$40,000	N				\$40,000	General Fund	Public Works	\$40,000					\$40,000	Estimated costs provided by PD/PWD. Current sweeper pay-off \$32,000
33	Dump Truck	Purchase large capacity dump truck to replace worn Ford F350 1-ton truck.	\$75,000	N				\$75,000	General Fund	Public Works		\$75,000				\$75,000	Estimated costs provided by PD/PWD. Move to future year.
34	Tracked Skid Steer	Purchase track skid steer with attachments for PW maintenance projects.	\$75,000	N				\$75,000	General Fund	Public Works					\$84,000	\$84,000	Estimated costs provided by PD/PWD.
Subtotal - Vehicles and Equipment											\$40,000	\$125,000	\$60,000	\$120,000	\$204,000	\$549,000	
Grand Total by Fiscal Years -											\$496,500	\$1,421,200	\$1,577,050	\$1,219,250	\$1,592,920	\$6,306,920	

Abbreviations
ASD Administrative Services Director Est. Estimate
CE City Engineer FY Fiscal Year
CM City Manager PWF Public Works Foreman
CP City Planner PDC Police Department Chief

MORE INFO REQUESTED/CHANGED
COUNCIL REVIEW 12.10.19 - OK
COMPLETED

AGENDA ITEM


11A



City of Sand City

Agenda
Item
11A

Staff Report

TO: Honorable Mayor and City Council Members
FROM: Aaron Blair, City Manager 
DATE: February 4, 2020
SUBJECT: Sand City Chamber of Commerce Request Discussion

Discussion:

On January 21, 2020 we received a letter from Mr. Jim Vossen, General Manager of the Chambers of Commerce, requesting a contribution of \$3,000 for support of the "Sand City Chamber of Commerce". This reflects a \$500 increase from the previous year. To ensure that we are making positive decisions to support the businesses in Sand City I would like to discuss whether or not the membership is still a benefit to the City.

Recommendation:

Staff is seeking direction on the continued support of Chambers of Commerce. I have attached their letter of request, screen shots from the website, and a screen shot showing only one Facebook post in 2019. If the decision is to continue to support Mr. Vossen's efforts, I would suggest inviting him to make a presentation to the Council annually showcasing his successes.

SAND CITY CHAMBER OF COMMERCE

505 Broadway Ave. Seaside, California 93955 - (831) 394-6501 Tel (831) 393-0645 Fax

RECEIVED

JAN 21 2020

CITY OF SAND CITY

January 12th, 2020

Mayor Mary Ann Carbone
Members of the City Council
1 Sylvan Park
Sand City, CA 93955

Dear Mayor Mary Ann Carbone and Members of the City Council,

On behalf of the Board of Directors of the *Sand City Chamber of Commerce*, I would like to express our sincere appreciation for the support that Sand City has provided throughout the years. We are proud to report that the *Sand City Chamber of Commerce* is striving to improve commerce in the City of Sand City.

Our Approach and Commitment

The Sand City Chamber of Commerce in consideration of Sand City's contribution to the Sand City Chamber of Commerce not only promotes our Chamber Members, but, also promotes the City of Sand City and all of the business community of Sand City.

With those thoughts in mind over three years ago the Sand City Chamber of Commerce created and developed a few websites to help promote most, if not all, Sand City businesses. Here's a list of our special Sand City websites: SandCityShopping.com – SandCityArtWorld.com – SandCityCalifornia.com and MisterSeagull.com. During 2019, these '4' websites had over 28,390 visitors. Our Chamber website, alone, had 52,065 visitors. In 2019 our almost 26 different domains/websites received over 168,000 visitors. Many of these sites help promote Sand City businesses.

In October 2018, the Sand City Chamber of Commerce produced a new 1-minute television spot for the purpose of promoting Sand City. The spot was aired over 500 times during October, November and December 2018 on MeTV, cable channel 19. We are continuing to run the Sand City spot through March 2019.

Something New – Our Own Television Channel

The Sand City Chamber of Commerce now has its own broadcast, over the air at 19.4, television facility in our Chamber office. You can also see and hear our streaming at www.KMBYTV.com. We are devoting one third of all air time to Chamber Members for FREE.

Last year we received a contribution \$2,500, thank you. This year, in consideration of what we are doing to promote the City of Sand City and its business community we are requesting a contribution of **\$3,000** for the time period of February, 2020 through January, 2021. *I am available to make a presentation at a Sand City Council Meeting.*

Thank you with great appreciation,

Jim Vossen - *General Manager – Sand City Chamber of Commerce*

WHERE BUSINESSES COME TOGETHER

SEASIDE | SAND CITY | DEL REY OAKS | MONTEREY
****CHAMBERS OF COMMERCE****

YES, 4 CHAMBERS OF COMMERCE - ALL IN ONE CENTRALIZED LOCATION.

- ABOUT US
- BOARD MEMBERS
- MEMBER DIRECTORY
- SERVICES
- CHAMBER ACTIVITY
- EVENTS!
- JOIN OUR CHAMBERS
- PHOTOS & VIDEOS

Next Board Meeting - 2/19/20 9:30 AM - 505 Broadway Ave. Seaside

**The Chambers of Commerce can promote
your business on these websites**



- SeasideAutoDealers.com
- SeasideEatAndStay.com
- SeasideCalifornia.US
- WelcomeToSeaside.com
- YouOtterKnowSeaside.com

- SandCityShopping.com
- SandCityArtWorld.com
- SandCityCalifornia.com
- WelcomeToSandCity.com
- MisterSeagull.com



- LittleDelReyOaks.com
- DelReyOaksCalifornia.com
- WelcomeToDelReyOaks.com

- MontereyEatPlayAndStay.com
- MontereyCarChannel.com
- MontereyCalifornia.US
- WelcomeToMontereyCalifornia.com



SEASIDE | SAND CITY | DEL REY OAKS | MONTEREY

****CHAMBERS OF COMMERCE****

Welcome to Sand City

Sand City Shopping

Why Shop Anywhere Else?

[Edgewater Shopping Center](#)
Click Here

[Sand Dollar Shopping Center](#)
Click Here

[Other Places](#)

Sand City - California

- Sand City
- About Us
- Directory
- Contact Us
- Master Seagull
- Sand City Art World

Sand City CITY LIMIT
POP 270 ELEV 45

Sun Fun

Art Appreciation

SAND CITY

"A Great Place to Live, Work & Play"



Sand City Chamber of Commerce

DIRECTORY

- The Chamber Office
- About Us
- Our Services
- Join Our Chambers
- Board Members
- Member Directory
- Events

SEASIDE - SAND CITY - DEL REY OAKS - MONTEREY

/// CHAMBERS OF COMMERCE \ \ \

505 BROADWAY AVE. SEASIDE, CALIFORNIA 93955

(831) 394-6501 TEL (831) 393-0645 FAX INFO@THECHAMBEROFFICE.ORG



Sand City Chamber of Commerce @SandCityChamber

- Home About Photos Reviews Events Posts Community

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Like Follow Share

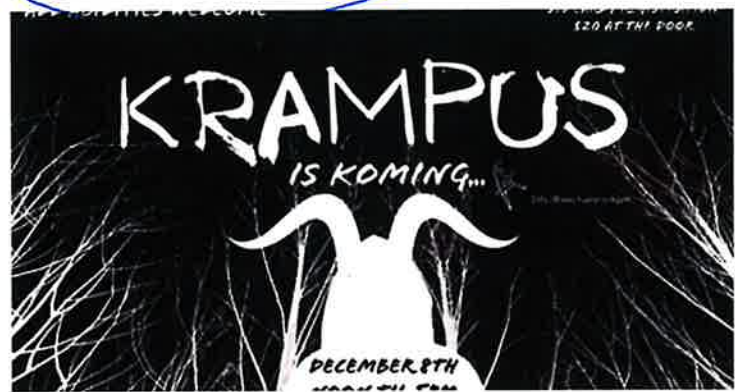
Posts

Sand City Chamber of Commerce February 18, 2019

Apply to Startup Challenge Monterey Bay
The region's premiere new business competition!
Applications due March 11, 2019
Startup Challenge is the annual new business competition where Monterey, San Benito and Santa Cruz entrepreneurs, startups and emerging companies showcase & develop their business concepts while competing for prizes.
For more information and to apply go to startupmontereybay.com

Like Comment Share

Sand City Chamber of Commerce November 24, 2018



SAT, DEC 8, 2018 Sanctuary Rock Gym 30 people interested

Contact Us Send Message



505 Broadway Ave (0.33 mi) Seaside, California 93955
(831) 394-6501
www.sandcitycalifornia.com

Page Transparency See More

Facebook is showing information to help you better understand the purpose of a Page

Page created - May 12, 2015

Team Members Jim Vossen

Related Pages

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- Carmel Chamber
Cypress Design & Build
Steve Saunders Mast...



AGENDA ITEM

11B

Memorandum

DATE: February 4, 2020
TO: City Council
FROM: Shelby Gorman, Administrative Assistant
SUBJECT: Census 2020 Banners

Background:

On July 16, 2019, the City Council of the City of Sand City passed Resolution SC 19-45 in support of the 2020 U.S. Census and the Monterey County Complete Count Committee's work to promote the census.

To promote the Census, an action team subcommittee of the Complete Count Committee, the Peninsula Action Team, requests the City of Sand City place Census 2020 banners on several light poles on Playa Avenue. There are 7 light poles on Playa Avenue. The action team is requesting 3-4 display Census 2020 banners be displayed.

The banners will include the logos of the 7 Peninsula cities, include the logo of the City of Sand City to show the union of effort being made and will be provided to the City at no cost. The official Census day is April 1, 2020. The action team is requesting the banners be placed prior to this date and remain in place until the end of the filing period in July, 2020. The location of Playa Avenue is ideal to reach the hard to count populations who frequent the shopping centers. The action team feels that the banners will act as reminders and encourage our previously undercounted community to participate.

The City has ordered Sand City logo banners to be placed soon. It is advised that the Census 2020 banners be placed at the same time to not add cost to the City. Cost would include rental of the lift as well as staff time otherwise. The removal of the banners is estimated at \$1,000 if not removed with the placement of other banners. Coordination can be planned for to avoid any cost. If the removal cost is incurred, it would be considered a donation on behalf of the City.

Recommendation:

Place Census 2020 banners at coordinating times to avoid costs to the City while acting on the support given for the 2020 Census; an effort that will bring increased representation and potential funding to the community of Sand City.

AGENDA ITEM

11D



ChamberConnection

Big Sur
 Carmel
 Carmel Valley
 Del Rey Oaks
 Marina
 Monterey
 Pacific Grove
 Pebble Beach
 San Clemente
 Seaside

UPCOMING CHAMBER EVENTS



Destination 831 Come "Get Live" Mixer

January 30, 2020
5:30pm - 7:30pm

613 Ortiz Avenue



Boys and Girls Club "Teen Center" Ribbon Cutting

February 12, 2020
4:00pm - 5:00pm

1332 La Salle Ave

Sand City, CA

Seaside, CA 93955

Destination 831 is a Social Media Marketing Firm and Live Streaming Business in Monterey County, Santa Cruz County & San Benito County. We love showcasing businesses, services and events going on in our area with our locals and tourists.

Live Music, Small Bites, Local Libations and Raffle Prize.

Join us in the Ribbon Cutting of the NEW Teen Center for the Monterey Boys and Girls Club. Tours of the Teen Center and Clubhouse will be offered!

RSVP to Beth Menon at (831) 394-5171, ext 228 or [Click Here to RSVP](#)



Salinas Valley Kitchen and Bath Ribbon Cutting

**February 19, 2020
5:00pm - 7:00pm**

1368 South Main Street #C
Salinas, CA 93901

Join us in conjunction with the with Salinas Valley Chamber in celebrating the Ribbon Cutting of Salinas Valley Kitchen and Bath.

Chamber Events Calendar

NEW YEAR



2 0 2 0 S E M I N A R

NEW LAWS

NEW YEAR NEW LAWS SEMINAR

Fenton & Keller is hosting its annual New Year, New Laws Seminar, designed to provide practical information for business owners, HR managers, payroll managers, and anyone who handles personnel issues, about new employment laws and workplace compliance issues in 2020.

CLICK HERE TO REGISTER

January 29 or February 4, 2020
8:00 AM - 8:30 AM Registration*
8:30 AM - 11:30 AM Seminar
* *Light Breakfast Included*

Red Lion Hotel (Formerly Bay Park Hotel)
1425 Munras Ave.,
Monterey, CA 93940

\$75.00 per attendee
Registration Required

Mini GOLF

February 6 - 9

10:00 am - 6:00 pm

\$10 per adult / \$5 per child

Monterey Conference Center

18 holes created by local businesses and organizations. All proceeds go towards supporting Monterey 250 events & activities!

Sponsored By:



PACIFIC GROVE MUSEUM OF NATURAL HISTORY

NIGHT OWL

SAVE THE DATE

Prehistoric Party

SATURDAY, MARCH 14, 2020 — 7 - 10 pm

Are you ready to party like it's
19 million years ago?

Join Pacific Grove Museum of Natural History as we put on a Night Owl fundraiser of *epoch* proportions! This will be your opportunity to get up close to fossils from our collection, while enjoying games, craft drinks, delicious bites, and tromp-stomping music. Rediscover your sense of wonder while supporting the museum during this ancient after-hours event! *extinction not guaranteed*

PREHISTORIC COSTUMES ENCOURAGED — SPECIAL PRIZES FOR BEST COSTUME!

PACIFIC GROVE MUSEUM OF NATURAL HISTORY
165 FOREST AVENUE | PACIFIC GROVE, CA 93950

\$29 MEMBERS ONLINE | \$39 NON-MEMBERS ONLINE
\$49 AT THE DOOR

MUST BE 21 AND OVER. ADMISSION INCLUDES 3 TICKETS (2 FOOD TICKETS AND 1 ADULT BEVERAGE TICKET).
ADDITIONAL TICKETS CAN BE PURCHASED AT THE EVENT FOR \$6 PER TICKET, OR 4 TICKETS FOR \$20.

MONTEREY

Grab life by the moments.

SeeMonterey.com

2020 EVENTS

January

Whalefest Monterey

January 25 - 26, 2020

Old Fisherman's Wharf, Monterey

Celebrate the return of gray whales to the Monterey Bay during Whalefest Monterey! Old Fisherman's Wharf and Custom House Plaza in historic downtown Monterey throw quite the migration party for these much loved creatures during the 2-day festival.

February

AT&T Pebble Beach Pro-Am

February 3 - 9, 2020

Pebble Beach Resorts

Top PGA Tour professionals team up with Hollywood celebrities, world renowned musicians and the captains of industry as they compete for a \$6.6 million purse. Foursomes rotate to MPCC Shore Course, Spyglass Hill and Pebble Beach Golf Links Thursday through Saturday.

March

Jazz Bash by the Bay

March 6 - 8, 2020

Monterey Conference Center

The Jazz Bash by the Bay has been a wall-to-wall weekend of traditional jazz and swing since 1980. The festival brings together the many colorful forms of the roots of early jazz: traditional jazz, swing, gypsy jazz, ragtime, blues, zydeco and big bands.

Relais & Châteaux GourmetFest

March 12 - 15, 2020

Carmel-by-the-Sea

Relais & Châteaux GourmetFest is a four day foodie extravaganza featuring an exclusive roster of Relais & Châteaux Chefs and wine estates based at L'Auberge Carmel in Carmel-by-the-Sea.

April

Next Generation Jazz Festival

April 3 - 5, 2020

Monterey Conference Center

Over 1,300 of the nation's top student musicians to play their hearts out at the Next Generation Jazz Festival (NGJF) in downtown Monterey. The event is free to the public.

Pacific Grove Good Old Days

April 4 - 5, 2019

Lighthouse Avenue, Pacific Grove

Home to the County's largest arts and crafts show, with over 225 art and food vendors in downtown, a parade down Pine Avenue, live entertainment on four stages, old-fashioned games and contests and lots of family fun.

Pebble Beach Food & Wine

April 16 - 19, 2020

Pebble Beach Resorts

Enjoy four days of the best in food and wine with an epic epicurean event, Pebble Beach Food and Wine. 60 celebrity chefs and 250 wineries assemble at Pebble Beach to bring you the culinary experience of a lifetime. Enjoy lunches, dinners, wine tastings and cooking demonstrations.



celebrate!

MONTEREY'S BOLD PAST & GOLDEN FUTURE

SCHEDULE OF 2020 SIGNATURE EVENTS

Feb 6 - 9, Thu - Sun MINT GOLF FUNDRAISER at the Monterey Conference Center - Come to the Conference Center to play a pop up mini golf course with holes created by local businesses and organizations. This fun event is great for all ages and is a fundraiser for all Monterey 250 events.

May 29, Fri ART GALA - The fancy Gala in celebration of Monterey 250 will kick off the birthday week at the Intercontinental Clement Monterey.

Early Summer PUBLIC ART UNVEILING - A 15-foot abalone sculpture to commemorate Monterey 250 historic milestone will be unveiled at San Carlos Beach park. Design and created by Cara Byrd, John Mason, and Lance Boen.

Jun 3, Wed THE OFFICIAL BIRTHDAY!

Afternoon - Celebrating 250th anniversary of the founding of Monterey (June 3 1770) with a community celebration highlighting the richness and diversity of Monterey's "mosaic" of various cultures and extraordinary history from past to present and glimpsing into the future. This outdoor community event is at San Carlos Beach.

Evening - Birthday Party on Colton Hall Lawn - June 3rd - Let's Party! The City's official Birthday Party will be held at Colton Hall Lawn with a fun evening of food, live music, and of course birthday cake! Be sure to stop by as we celebrate our City's 250th birthday!

Jul 4, Sat INDEPENDENCE DAY PARADE & BIG LITTLE BACKYARD BARBECUE

Fall 2020 Block Party on Alvarado Street - Come break bread with your neighbors as we celebrate Monterey's anniversary year with a block party. All ages are welcome. Food, drink and live entertainment will be provided. Don't miss out on this exciting event. Ticket sales and additional details available soon!

LIVING HISTORY SERIES AT THE LIBRARY - SUNDAYS

Join us for a series of fun and informative first person living history performances with actor Howard Burnham as we explore key moments in Monterey's rich history. The Living History Series is sponsored by the Friends of the Monterey Public Library. Admission is free and a reservation is required for individual performances. To make a reservation, please visit www.monterey.org/library or call (831)646-3933. Time: 2:00 pm Ages: 16 and up.

- Jan 12** Gaspar de Portola and the Founding of Monterey
- Feb 9** Hippolyte Bouchard and the 1818 Battle of Monterey
- Mar 8** John C. Fremont and the "Americanization" of Monterey and California
- Apr 5** Robert Louis Stevenson and Love in a Warm Climate
- May 31** "Doc" Ed Ricketts and Cannery Row
- Jun 14** S.F.B. Morse and Pebble Beach (as told by his publicity agent, Herb Corwin)

THANK YOU TO OUR DONORS!

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Brought to you by the City of Monterey and the Monterey 250 Committee

Please forward this e-blast to your colleagues, customers, clients, friends, family and fellow community members!



Monterey Peninsula Chamber of Commerce | 243 El Dorado St., Suite 200, Monterey, CA 93940

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