

CITY OF SANTA CRUZ  
809 Center Street  
Santa Cruz, California 95060



## CITY COUNCIL AGENDA

**Regular Meeting - June 14, 2022**

**Updated June 13, 2022 - Change in meeting location**

9:30 A.M. CLOSED SESSION, ZOOM

11:30 A.M. CONSENT, GENERAL BUSINESS AND PUBLIC HEARINGS, ZOOM

6:00 P.M. ORAL COMMUNICATIONS AND GENERAL BUSINESS, ZOOM

**IMPORTANT NOTICE - COVID-19 ANNOUNCEMENT: Due to the rise of local COVID cases, in an abundance of caution, this meeting will be held via teleconference ONLY.**

In order to minimize exposure to COVID-19, the meeting may be viewed remotely, using any of the following sources:

- Click on Zoom link (no time delay): <https://zoom.us/j/94684401344>
- Online at <http://www.cityofsantacruz.com/government/city-council/council-meetings>
- Online at [Watch - Community Television of Santa Cruz County](#)
- Comcast Channel 25

Or: Call any of the numbers below. If one is busy, try the next one.

- 1-833-548-0276 (Toll Free)
- 1-833-548-0282 (Toll Free)
- 1-877-853-5247 (Toll Free)
- 1-669-900-9128

Enter the meeting ID number: 946 8440 1344

- When prompted for a Participant ID, press #.
- Press \*9 on your phone to "raise your hand" or select "Raise Hand," in the webinar controls on your device when the Mayor calls for public comment.
- It will be your turn to speak when the Mayor calls on you. Press \*6 to unmute yourself. The timer will then be set to 3 minutes.

**Correspondence to be included in the agenda packet must be received by 5:00 pm on Monday, June 13<sup>th</sup>.**

**PLEASE NOTE:**

- Requests for extra speaking time on items other than Oral Communications must be made by 5:00 p.m. on Sunday, June 12<sup>th</sup> by emailing the Mayor and the City Clerk. Approval will be confirmed via email.

[sbrunner@cityofsantacruz.com](mailto:sbrunner@cityofsantacruz.com)[bbush@cityofsantacruz.com](mailto:bbush@cityofsantacruz.com)

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the City Clerk's Department at 420-5030 at least five days in advance so that we can arrange for such special assistance, or email [CityClerk@cityofsantacruz.com](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.

Si desea asistir a esta reunión pública y necesita ayuda - como un intérprete de lenguaje de señas americano, español u otro equipo especial - favor de llamar al Departamento de la Secretaría de la Ciudad al 420-5030 al menos cinco días antes para que podamos coordinar dicha asistencia especial o envíe un correo electrónico a [cityclerk@cityofsantacruz.com](mailto:cityclerk@cityofsantacruz.com). El número del sistema Cal-Relay es: 1-800-735-2922.

**Closed Session****9:30 AM****Closed Session****1. Conference with Labor Negotiators (Government Code §54957.6)**

SEIU Temporary Employees  
SEIU Service Employees  
Mid Managers, OE3  
Supervisors, OE3  
Fire Management  
Fire, IAFF  
Police Management  
Police Officers Association  
Executives

City Negotiator - Lisa Murphy

**2. Public Employee Performance Evaluation (Government Code §54957)**

City Attorney



**Closed Session (continued)**

3. Conference with Legal Counsel - Existing Litigation (Government Code §54956.9(d)(1))

Regents of the University of California, et al. v. City of Santa Cruz  
(Santa Cruz County Superior Court Case No. 20CV02152)

4. Conference with Legal Counsel - Anticipated Litigation (Government Code §54956.9(d)(4))

Initiation of litigation (one potential case)

**11:30 AM**

**Call to Order**

**Roll Call**

**Presentation**

5. Mayoral Proclamation Declaring June 15, 2022 as World Elder Abuse Awareness Day

**Presiding Officer's Announcements**

**Statements of Disqualification**

**Additions and Deletions**

**City Attorney Report on Closed Session**

**City Manager Report**

6. The City Manager will report and provide updates on the City's business and events of interest.

**Council Meeting Calendar**

7. The City Council will review the meeting calendar attached to the agenda and revise it as necessary.

## Consent Agenda

8. Resolution Authorizing the City to Continue Teleconferenced Public Meetings Pursuant to Assembly Bill 361 (CA)

Resolution authorizing legislative bodies of the City of Santa Cruz to continue the use of teleconferenced meetings pursuant to Assembly Bill 361.

9. Minutes of the May 24, 2022 City Council Meeting (CC)

Motion to approve as submitted.

10. Minutes of the May 25, 2022 City Council Special Meeting (CC)

Motion to approve as submitted.

11. Santa Cruz County Latino Affairs Commission Nomination (CC)

Motion to nominate Pablo Velasquez as a Santa Cruz County Latino Affairs Commissioner.

12. Library Financing Authority Joint Powers Agreement (CM)

Motion to approve the Fourth Amendment to the Joint Exercise of Powers Agreement Establishing the Santa Cruz County Library Financing Authority, and authorize the City Manager to sign the amendment, in a form to be approved by the City Attorney.

13. Contract for Operation of the Safe Parking Tier 3 Program (CM)

Motion to authorize and direct the City Manager to execute a contract, in a form approved by the City Attorney, with the Association of Faith Communities for Safe Parking Tier 3 operation.

14. Award Contract for Graffiti Abatement Services (ED)

Motion to accept the bid from Graffiti Protective Coatings, Inc. for graffiti abatement services in the amount of \$125,000 and authorize the City Manager to execute an agreement, in a form approved by the City Attorney, with Graffiti Protective Coatings, Inc.

**Consent Agenda (continued)**

15. Equitable Community Revitalization Grant Program - Authorization to Apply for and Accept Grant Awards for the Pacific Station South, Jessie Street Marsh, and Lower Main Meadow, Pogonip Open Space Projects (ED)

Resolution authorizing and directing staff to apply for and accept grant funds for three separate applications to the California Department of Toxic Substances Control (DTSC) for the Equitable Community Revitalization Grant (ECRG) Program to assist with soils investigation and/or hazardous materials remediation for each of the Pacific Station South, Jessie Street Marsh, and the Lower Main Meadow, Pogonip Open Space project sites. (Attachments 1-3), and authorizing the City Manager to execute any agreements or documents necessary for acceptance and implementation of the grant(s).

16. Contractor Living Wage Rate Annual Prescription for 2022 (FN)

Resolution upwardly indexing the prescribed minimum living wage rate for contract workers where the contractor employer provides minimum vacation leave, sick leave and health insurance benefits for its employees, and an alternate higher minimum living wage to be paid where the contractor employer does not provide each of those minimum benefits for its employees, along with other conditions/definitions related to value of the contract, trainee status, etc. by 5.20%, the amount which corresponds to San Francisco-Oakland-Hayward Area Consumer Price Index (CPI) for Urban Wage Earners and Clerical Workers, for the period ending October 31, 2021, to become effective July 1, 2022; and rescinding Resolution No. NS-29,772.

17. General Obligation Refunding Bonds - Tax Rate Authorization (FN)

Resolution setting the tax rate for FY 2023 with respect to the City's General Obligation Refunding Bonds.

**Consent Agenda (continued)**

18. FY 2023 Funding for Senate Bill 1 Road Maintenance and Rehabilitation Account (RMRA) (PW)

Motion to:

1) Adopt a resolution approving the FY 2023 allocation of SB 1 Road Maintenance and Rehabilitation Account funds and authorizing the City Manager to submit the project list to the California Transportation Commission; and

2) Adopt a resolution transferring and appropriating funds in the amount of \$566,449 from the Gas Tax Fund (Fund 221) to reflect anticipated RMRA revenues.

19. Citywide Vegetation Management - Change Order (PW)

Motion to approve a change order for Citywide Vegetation Management with Lewis Tree Service (Santa Cruz, CA) in the amount of \$24,000.

20. Measure D Expenditure Plan: FY 2023-2027 (PW)

Motion to approve the proposed Measure D Five-Year Expenditure Plan for FY 2023-2027.

**Consent Agenda (continued)**

21. Murray Street Bridge Seismic Retrofit and Barrier Rail Replacement (c409321) - Approval of Plans and Specifications and Authorization to Advertise and Award; Approval of Request for Proposals for Construction Management Services and Authorization to Advertise and Award Contract (PW)

Motion to:

1) Approve the plans and specifications for the Murray Street Seismic Retrofit and Barrier Rail Replacement Project (c409321) and authorize staff to advertise for bids and award the contract. The City Manager is hereby authorized and directed to execute the contract in a form approved by the City Attorney. The Public Works Director is authorized to execute change orders within the approved project budget; and

2) Approve the Request for Proposals for Construction Management Services and authorize staff to advertise for proposals and award the contract. The City Manager is hereby authorized and directed to execute the contract in a form approved by the City Attorney. The Public Works Director is authorized to execute change orders within the approved project budget.

22. Senate Bill 743 Implementation - Analysis of Transportation Impacts (PW)

Motion to adopt the updates to the City of Santa Cruz SB 743 Implementation Guidelines to reflect changes supporting a range of residential development types.

23. West Cliff Stairs Rehabilitation (m401402) - Approve Change Order (PW)

Motion to approve a change order with Tom Ralston Concrete (Santa Cruz, CA), to improve ocean access at Steamer Lane. The City Manager is hereby authorized and directed to execute the contract in a form approved by the City Attorney. The Public Works Director is authorized to execute change orders within the approved project budget.

**End Consent Agenda**

### **Consent Public Hearing**

24. Cooperative Retail Management Business Real Property Improvement District Assessments for FY 2023 (ED)

Resolution confirming the Cooperative Retail Management Business Real Property Improvement District Annual Plan FY 2023 and levying Cooperative Retail Management Business Real Property Improvement District Assessments for FY 2023.

25. Downtown Association: Parking and Business Improvement Area Assessments for FY 2023 (ED)

Resolution confirming the Parking and Business Improvement Area FY 2023 Plan prepared by the Downtown Association and levying the Parking and Business Improvement Area Assessments for FY 2023.

### **General Business**

26. Parks and Recreation Commission Appointment (CC)

Appoint one member to the Parks and Recreation Commission, with a term ending January 31, 2023.

**General Business (continued)****27. Fiscal Year 2023 Proposed Budget Adoption (FN)**

Motion to:

1) Adopt a resolution adopting the Fiscal Year (FY) 2023 Budget including the Capital Investment Program (CIP), effective July 1, 2022; authorizing the City Manager to allocate within the applicable Funds the FY 2023 Budget Schedule of Budget Changes to the appropriate accounting classifications and to approve related and applicable transfer in/out between funds; and authorizing the Finance Director to create additional appropriations to provide for commitments carried over from the prior fiscal year, including contract and purchase order encumbrances and unexpended project balances, so long as there is a sufficient fund balance to finance these commitments; and

2) Adopt a resolution amending the Classification and Compensation Plans for the new FY 2023 Budget Personnel Complement by implementing the approved FY 2023 Budget/Position changes in several departments; and

3) Approve and appropriate funds for the FY 2023 Priority 1 Capital Investment Program projects as funding becomes available; and

4) Accept the Water Commission's recommendations regarding the Water Department's FY 2023 Operating and Capital Investment Program (CIP).

**28. Emergency Ordinance Amending Chapter 16.02 (Water Conservation) of the Santa Cruz Municipal Code (WT)**

Motion to adopt an emergency ordinance prohibiting and regulating certain uses of water from the City water supply system not essential to the public health and safety and for water conservation purposes.



## General Business (continued)

### Please note:

- The Public Comment period for the below item will be for 29.1 and 29.2.
- Group requests for extra speaking time will be limited to a total of four groups, with an allotment of 2 minutes each. Requests for extra speaking time must be emailed to the City Clerk and Mayor Brunner by 5:00 p.m. on Sunday, June 12<sup>th</sup>. Approval will be on a first come, first serve basis, and will be confirmed via email.

[sbrunner@cityofsantacruz.com](mailto:sbrunner@cityofsantacruz.com)

[bbush@cityofsantacruz.com](mailto:bbush@cityofsantacruz.com)

- Public comment will be limited to no more than a total of 30 minutes. Each speaker will have 1 minute.

### 29. Housing Element

#### 29.1. Approval of a Contract with Kimley-Horn and Associates for Consultant Services for the 6th Cycle Housing Element Update (PL)

Direct the City Manager to execute the contract, in a form approved by the City Attorney, with Kimley-Horn and Associates in the amount of \$260,769 to procure consultant services to complete the 6th Cycle Housing Element Update.

#### 29.2. Resolution Providing Guidance to the City's 6th Cycle Housing Element (CN)

Resolution providing guidance to the City 6th Cycle Housing Element Update process.

**Recess** - The City Council will recess to the 6:00 p.m. session.

**City Council**

**6:00 PM**

**Call to Order**

**Roll Call**

**Oral Communications Announcement** - Community members may address the Council for three minutes or less about any matter not on the agenda. 30 minutes is allocated for Oral Communications. No extra time for groups will be granted.

**Oral Communications**

**General Business**

**Please note - Public Comment:**

- Group requests for extra speaking time will be limited to a total of four groups, with an allotment of 2 minutes each. Requests for extra speaking time must be emailed to the City Clerk and Mayor Brunner by 5:00 p.m. on Sunday, June 12<sup>th</sup>. Approval will be on a first come, first serve basis, and will be confirmed via email.

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[bbush@cityofsantacruz.com](mailto:bbush@cityofsantacruz.com)

- Public comment will be limited to no more than a total of 30 minutes. Each speaker will have 1 minute.

**General Business (continued)****30. Downtown Plan Expansion, Preferred Development Scenario for Study under CEQA (PL)**

Motion to direct staff to initiate work on an Environmental Impact Report (EIR) relating to the area identified for expansion of the boundary of the Downtown Plan, and provide that the preferred development scenario include the following: a minimum of 1,800 housing units; maximum heights of 225 feet for one taller building element, 185 feet for three taller elements, and 145 feet of one taller element, with each height being inclusive of anticipated height increases associated with a 50% density bonus and with the taller building elements comprising only a portion of shorter podium building forms; an option for auto circulation including the permanent closure of Spruce Street east of Pacific Avenue; the creation of new civic space in the closed Spruce Street right of way; enhanced pedestrian connections between the Downtown and the beach; and options for the location of a permanent arena facility for the Santa Cruz Warriors, with a preferred location being on the south side of Spruce Street between Pacific Avenue and Front Street.

**Adjournment**

## INFORMATION ITEMS PREVIOUSLY DISTRIBUTED TO CITY COUNCILMEMBERS

### Addendum to City Council Agenda - June 14, 2022

31. Portfolio Management Report - Pooled Cash and Investments as of April 30, 2022 - 5/12/22 (FNFYI 354)

## MAYOR'S PROCLAMATIONS

### Addendum to City Council Agenda - June 14, 2022

32. Proclaiming Monday, May 23, 2022 as “Santa Cruz Surfing Statue Day” and encouraging all citizens to join in celebrating the original members of the Santa Cruz Surfing Club for their vision and contributions to our community, while never forgetting this coming Memorial Day weekend those “49 frogs on the wall” in Washington, DC, who sacrificed for all Americans—including past, present, and future surfers.
33. Proclaiming the month of May 2022 as “Asian American, Native Hawaiian, and Pacific Islander Heritage Month” and encouraging all citizens to join in honoring AANHPIs and their multitude of contributions that have enriched our City and country.
34. Proclaiming the month of June 2022 as “Men’s Health Month” and the week leading up to an including Father’s Day, June 13-19, 2022, as “Men’s Health Week” and encouraging all citizens to pursue preventative health practices and early detection efforts throughout the year.
35. Proclaiming the month of June 2022 as “LGBTQ+ Pride Month” and urging all residents to recognize the contributions made by members of the LGBTQ+ community and to actively promote the principles of equality, liberty, and justice.

**MAYOR'S PROCLAMATIONS (continued)****Addendum to City Council Agenda - June 14, 2022 (continued)**

36. Proclaiming Sunday, June 5, 2022 as “Assemblymember Mark Stone Day” and encouraging all citizens to join in honoring him and thanking him for his numerous contributions on behalf of the LGBTQ+ community.
37. Proclaiming Friday, June 24, 2022 as “Santa Cruz Rotary Club President Jeanette Pagliaro Day” and encouraging all citizens to celebrate her service to the community of Santa Cruz, California, and its tradition of doing so with fun and fellowship.

**Advisory Body Appointments**

The following positions are vacant. Council will make the appointments at a future meeting.

Transportation and Public Works Commission	One opening
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**Public Hearing**

If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any person seeking to challenge a City Council decision made as a result of a proceeding in which, by law, a hearing is required to be given, evidence is required to be taken, and the discretion in the determination of facts is vested in the City Council, shall be required to commence that action either 60 days or 90 days following the date on which the decision becomes final as provided in Code of Civil Procedure Section 1094.6 Please refer to code of Civil Procedure 1094.6 to determine how to calculate when a decision becomes “final.” The 60-day rule applies to all public hearings conducted pursuant to the City’s Zoning Ordinance, Title 24, Santa Cruz Municipal Code. The 90-day rule applies to all other public hearings.

### **City Council Agenda Legislative History Addendum**

No information was submitted.

City staff is responsible for providing the City Clerk with such documentation and information for the Legislative History Addendum. The information will be on file in the City Clerk's Department.

The Addendum is a listing of information specific to City Council business, but which does not appear on a Council meeting agenda. Such entities would include, but not be limited to: Court decisions, Coastal Commission Appeals of City Council actions, Closed Session Agreements/Settlements, which are public record, Association of Monterey Bay Area Governments, Local Agency Formation Commission.



# City Manager's Report

June 14, 2022



# Murray Street Bridge

- Murray Street Bridge Seismic Retrofit & Barrier Rail Project further delayed
- The revised timeline due to permitting & right-of-way issues
- Ground-breaking not before the spring of 2023

More info: [cityofsantacruz.com/MurrayStreetBridge](https://cityofsantacruz.com/MurrayStreetBridge)



# Measure E

E - Santa Cruz City District Elections - Maj (Vote for 1)		
Candidate	Party	Total
Yes		6330 (67.73%)
No		3016 (32.27%)
Total Votes:		9873
		Total
Undervotes		526
Overvotes		1
Write In Candidate	Write In	Total

- Anticipated November 2022 elections
  - Mayor
  - District 4
  - District 6

# Measure F

F - Santa Cruz City Sales And Use Tax - Maj (Vote for 1)		
Candidate	Party	Total
Yes		4548 (49.17%)
No		4701 (50.83%)
Total Votes:		9873
		Total
Undervotes		621
Overvotes		3
Write In Candidate	Write In	Total

- 25,000 more votes to be counted Countywide
- Too close to call
- Decreased support compared to November 2021 likely from inflation



# Homelessness Response

# Benchlands Closure

- City Overlook shelter fully operational
- County demobilizing Armory and Oceana Hotel
- Attack on Parks Yard requires increased security
- Closure dependencies
  - Staffing
  - Site control & Safety
  - Adequate amount of shelter



# Safe Parking Tier 3

- Contract on with AFC consent agenda today
- 24/7 program with wrap-around supportive services
- Accommodate approximately 22 vehicles at a time
- Armory/Overlook Location

# Coral Street Master Planning



- Purchase of 125 Coral Street completed in May
- Bids due for Design Charrette RFP on 6/22
- Process to inform development of a navigation center and supportive housing

Meeting Type
Holiday
Jewish Holiday
Regular Meeting
Special Meeting
Study Session (will be added as scheduled)
Budget Hearing

## City Council Meeting Calendar for 2022

Please note: Meeting times are not final and are likely to change

DATE	Location	Meeting Type
June 28	Council Chambers/Zoom	Closed Session - Closed to the Public
	Council Chambers/Zoom	Council Regular Meeting - Open to the Public
July 4	City Hall Closure - Independence Day	
July 28		Special Meeting - Open to the Public
July 12 and 26 Meetings Cancelled - CITY COUNCIL DARK		
August 9	Council Chambers/Zoom	Closed Session - Closed to the Public
	Council Chambers/Zoom	Council Regular Meeting - Open to the Public
August 23	Council Chambers/Zoom	Closed Session - Closed to the Public
	Council Chambers/Zoom	Council Regular Meeting - Open to the Public
September 5	City Hall Closure - Labor Day	
September 13	Council Chambers/Zoom	Closed Session - Closed to the Public
	Council Chambers/Zoom	Council Regular Meeting - Open to the Public
September 25/26	Rosh Hashanah (City observed - sundown to sundown)	
September 27	Council Chambers/Zoom	Closed Session - Closed to the Public
	Council Chambers/Zoom	Council Regular Meeting - Open to the Public
October 4/5	Yom Kippur (City observed - sundown to sundown)	
October 11	Council Chambers/Zoom	Closed Session - Closed to the Public
	Council Chambers/Zoom	Council Regular Meeting - Open to the Public
October 25	Council Chambers/Zoom	Closed Session - Closed to the Public
	Council Chambers/Zoom	Council Regular Meeting - Open to the Public
November 8	Council Chambers/Zoom	Closed Session - Closed to the Public
	Council Chambers/Zoom	Council Regular Meeting - Open to the Public
November 11	City Hall Closure - Veteran's Day (observed)	
November 22	Council Chambers/Zoom	Closed Session - Closed to the Public
	Council Chambers/Zoom	Council Regular Meeting - Open to the Public
November 24	City Hall Closure - Thanksgiving Day	
November 25	City Hall Closure - Day After Thanksgiving Day	
December 18/19	Hanukkah (City observed - sundown to sundown)	
December 13	Council Chambers/Zoom	Closed Session - Closed to the Public
	Council Chambers/Zoom	Council Regular Meeting - Open to the Public
December 25	City Hall Closure - Christmas Day	
December 27 Meeting Cancelled - CITY COUNCIL DARK		



## City Council AGENDA REPORT

**DATE:** 06/02/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** City Attorney

**SUBJECT:** Resolution Authorizing the City to Continue Teleconferenced Public Meetings Pursuant to Assembly Bill 361 (CA)

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**RECOMMENDATION:** Resolution authorizing legislative bodies of the City of Santa Cruz to continue the use of teleconferenced meetings pursuant to Assembly Bill 361.

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**BACKGROUND:** On March 4, 2020, Governor Newsom issued a proclamation of State of Emergency in response to the developing COVID-19 pandemic. Due to the continued spread of the virus, the Governor issued Executive Order N-29-20 on March 17, 2020, which included a provision authorizing suspensions to the Ralph M. Brown Act's ("Brown Act") teleconferencing rules in order to facilitate virtual meetings while public health orders were in place.

On June 11, 2021, the Governor issued Executive Order N-08-21, which provided that the Brown Act teleconferencing suspensions would expire after September 30, 2021. On September 16, 2021, the Governor signed Assembly Bill 361 ("AB 361"), an urgency measure taking effect immediately, which amended the Brown Act to allow local legislative bodies to continue using teleconferencing and virtual meeting technology provided certain conditions are met.

**DISCUSSION:** AB 361 allows for teleconferenced meetings during a declared State of Emergency, as defined under the California Emergency Services Act, if one of the following circumstances apply: (1) State or local officials have imposed or recommended measures to promote social distancing; (2) The legislative body is meeting to determine whether, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; or (3) The legislative body has determined that, as a result of the emergency, meeting in person presents imminent risks to the health or safety of attendees.<sup>1</sup>

The Governor's March 4, 2020 proclamation of State of Emergency is still in effect. Measures continue to exist that impose and recommend measures to promote social distancing. The California Department of Public Health ("CDPH") requires that all individuals wear masks indoors in specific, high-risk settings.<sup>2</sup> Further, the CDPH and the Santa Cruz County Health

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<sup>1</sup> Cal. Gov't Code § 54953(e)(1)(A)-(C)

<sup>2</sup> See CDPH, *Guidance for the Use of Face Coverings* (Updated April 20, 2022), <https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/guidance-for-face-coverings.aspx>.



Officer strongly recommend that all individuals continue to wear masks in indoor public settings.<sup>3</sup>

The highly transmissible omicron variant recently caused significant increases in positive cases and hospitalizations locally and throughout the State, demonstrating the unpredictable the nature of the pandemic and that transmission rates have the potential to rise quickly. Additionally, other variants of COVID-19 exist, and it is unknown at this time whether other variants may result in a new surge in COVID-19 cases. As such, holding meetings in person would present imminent risks to the health or safety of attendees due to the continued spread of COVID-19.

To continue teleconferenced meetings under AB 361, the City Council will need to declare every thirty (30) days that it has reconsidered the circumstances of the State of Emergency and either (1) the State of Emergency continues to directly impact the ability of the members to meet safely in person; or (2) State or local health officials continue to impose or recommend measures to promote social distancing.<sup>4</sup>

This declaration is needed for any use of teleconferenced meetings pursuant to AB 361, including for two City meeting models: (1) A City Council hybrid model that uses the City Council Chambers as an in person venue along with teleconference attendance; and (2) Continued use of teleconferencing for City Council and Brown Act City boards, commissions and committees.

At its regular meeting of October 12, 2021, the City Council adopted Resolution No. NS-29,877, authorizing legislative bodies of the City of Santa Cruz to continue using teleconferenced meetings pursuant to AB 361. At its regular meetings of November 9, 2021, November 23, December 14, 2021, January 11, 2022, February 8, 2022, March 8, 2022, March 22, 2022, April 12, 2022, May 10, 2022, and May 24, 2022 the City Council adopted Resolution Nos. NS-29,886, NS-29,894, NS-29,900, NS-29,915, NS-29,923, NS-29,933, NS-29,942, NS-29,954, NS-29,975, and NS-29,987, further authorizing legislative bodies of the City of Santa Cruz to continue using teleconferenced meetings pursuant to AB 361.

This Resolution would re-authorize the legislative bodies of the City of Santa Cruz to continue to use teleconferenced meetings for an additional thirty (30) days from the date of its adoption.

**FISCAL IMPACT:** None.

**Prepared By:**  
Stephanie Duck  
Deputy City Attorney

**Submitted By:**  
Tony Condotti  
City Attorney

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

1. RESOLUTION.DOCX

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<sup>3</sup> See Press Release, Twelve Bay Area Health Officers to Life Most Indoor Mask Mandates on February 16 (Feb. 9, 2022), [https://www.santacruzhealth.org/Portals/7/pdfs/Coronavirus/02.09.22%20ABAHO%20Masking\\_FINAL.pdf](https://www.santacruzhealth.org/Portals/7/pdfs/Coronavirus/02.09.22%20ABAHO%20Masking_FINAL.pdf). See also, BAY AREA HEALTH OFFICERS URGE PUBLIC TO TAKE PRECAUTIONS AS COVID LEVELS RISE (May 13, 2022), <https://www.santacruzhealth.org/Portals/7/pdfs/Coronavirus/ABAHOMaskRecommendationENG.05132022.pdf>.

<sup>4</sup> Cal. Gov't Code § 54953(e)(3).

RESOLUTION NO. NS-XX,XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ AUTHORIZING  
THE CONTINUED USE OF TELECONFERENCED MEETINGS PURSUANT TO ASSEMBLY  
BILL 361

WHEREAS, on March 4, 2020, Governor Newsom declared a State of Emergency, as defined under the California Emergency Services Act, due to the COVID-19 pandemic; and

WHEREAS, on March 17, 2020, due to the threat of COVID-19, Governor Newsom issued Executive Order N-29-20, which suspended certain requirements of Government Code section 54950 *et seq.*, the Ralph M. Brown Act (“Brown Act”), in order to allow local legislative bodies to conduct meetings telephonically or electronically without a physical meeting place; and

WHEREAS, on June 11, 2021, Governor Newsom issued Executive Order N-08-21, which stated that the provision suspending requirements of the Brown Act in Executive Order N-29-20 would remain in effect through September 30, 2021, at which point the suspensions would expire; and

WHEREAS, on September 16, 2021, Governor Newsom signed Assembly Bill 361 into law, an urgency measure effective upon adoption, amending the Brown Act to allow legislative bodies to continue to meet remotely during a proclaimed State of Emergency, and either state or local officials have imposed or recommended measures to promote social distancing, or the legislative body determines that meeting in person would present imminent risks to the health or safety of attendees;

WHEREAS, on October 12, 2021, the City Council adopted Resolution No. NS-29, 877, making its initial finding that the requisite conditions exist for the legislative bodies of the City of Santa Cruz to conduct remote teleconference meetings; and

WHEREAS, on November 9, 2021, November 23, 2021, December 14, 2021, January 11, 2022, February 8, 2022, March 8, 2022, March 22, 2022, April 12, 2022, May 10, 2022, and May 24, 2022, the City Council adopted Resolution Nos. NS-29,886, NS-29,894, NS-29,900, NS-29,915, NS-29,923, NS-29,933, NS-29,942, NS-29,954, NS-29,975, and NS-29,987, each making a subsequent finding that the requisite conditions exist for the legislative bodies of the City of Santa Cruz to conduct remote teleconference meetings; and

WHEREAS, as a condition of authorizing the continued use of teleconferenced meetings, the City Council must, every 30 days, reconsider the circumstances of the State of Emergency that exists in the City and the City Council has done so; and

WHEREAS, the State of Emergency proclaimed by the Governor on March 4, 2020, remains in effect; and

WHEREAS, the California Department of Public Health and the Santa Cruz County Health Officer require that all individuals wear face coverings indoors in specified high-risk settings, and continue to strongly recommend that all individuals wear face coverings in indoor public settings; and

WHEREAS, the highly contagious omicron variant recently caused a significant increase in positive cases and hospitalizations locally and throughout the State of California, demonstrating the unpredictable nature of the pandemic, and that transmission rates have the potential to rise quickly; and

WHEREAS, other variants of COVID-19 exist, including an Omicron subvariant, BA.2, and it is unknown at this time whether this or other variants may result in a new surge in COVID-19 cases; and

WHEREAS, due to the continued impact of COVID-19, the City continues to be concerned about the health and safety of attendees at public meetings should they be held in person and in a shared indoor public meeting space, as such, the City Council desires to take the actions necessary to comply with AB 361 and to continue to hold its meetings remotely.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz (City Council) as follows:

- A. The City Council hereby acknowledges that the Governor's State of Emergency proclamation issued on March 4, 2020 remains in effect; and
- B. The City Council finds that due to the emergence of the omicron variant and the continued threat of COVID-19, holding in person meetings for the City Council, City Commissions, and City Committees continues to present imminent risks to the health or safety of attendees.
- C. The legislative bodies of the City of Santa Cruz are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution, including continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.
- D. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) thirty days from the adoption of this Resolution, or (ii) such time the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of the City of Santa Cruz may continue teleconferencing without compliance with the Brown Act's prior rules regarding teleconferencing.

PASSED AND ADOPTED this 14<sup>th</sup> day of June, 2022 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: \_\_\_\_\_  
Sonja Brunner, Mayor

ATTEST: \_\_\_\_\_  
Bonnie Bush, City Clerk Administrator

**MINUTES ARE UNOFFICIAL UNTIL APPROVED BY COUNCIL**

City of Santa Cruz  
809 Center Street  
Santa Cruz, California 95060

**MINUTES OF A CITY COUNCIL MEETING**

May 24, 2022

**10:30 AM**

Mayor Brunner opened the City Council Closed Session at 10:32 a.m. in a public meeting via Zoom, for the purpose of announcing the agenda, and receiving public testimony.

**Roll Call**

**Present:** Councilmembers Kalantari-Johnson (via Zoom), Golder (arrived at 10:34 a.m. via Zoom), Cummings (via Zoom), Brown (via Zoom), Meyers (via Zoom); Mayor Brunner (via Zoom).

**Absent:** Vice Mayor Watkins.

**Staff:** City Manager M. Huffaker (via Zoom), Assistant City Manager L. Schmidt (via Zoom), City Attorney T. Condotti (via Zoom), Director of Human Resources L. Murphy (via Zoom), Interim Finance Director B. Magee (via Zoom), Director of Economic Development and Housing B. Lipscomb (via Zoom), Director of Planning and Community Development L. Butler (via Zoom), Director of Public Works M. Dettle (via Zoom), Deputy City Clerk Administrator J. Wood, City Clerk Administrator B. Bush (via Zoom).

**Public Comment**

Mayor Brunner opened the public comment period at 10:34 a.m. There were no speakers. Mayor Brunner closed the public comment period at 10:35 a.m.

### Referral to Closed Session

1. 136 River Street (APN 008-311-07) (ED)

**MOTION:** Councilmember Cummings moved, seconded by Councilmember Golder, to approve a referral to Closed Session for discussion regarding price, terms of payment, or both.

**ACTION:** The motion carried with the following vote.

AYES: Councilmembers Kalantari-Johnson, Golder, Cummings,  
Brown, Meyers; Mayor Brunner.  
NOES: None.  
ABSENT: Vice Mayor Watkins.  
DISQUALIFIED: None.

### Closed Session

2. Conference with Labor Negotiators (Government Code §54957.6)

SEIU Temporary Employees  
SEIU Service Employees  
Mid Managers, OE3  
Supervisors, OE3  
Fire Management  
Fire, IAFF  
Police Management  
Police Officers Association  
Executives

City Negotiator - Lisa Murphy

**Closed Session (continued)**

3. Conference with Legal Counsel - Anticipated Litigation (Government Code §54956.9(d)(2))

Significant exposure to litigation (1 potential case to be discussed)

4. Real Property Negotiations (Government Code §54956.8)

1) Property: 115-C Coral Street

APN: 008-191-33 portion

Owner: City of Santa Cruz

City Negotiator: Bonnie Lipscomb

Negotiating Parties: N/A

Under Negotiation: Lease price, terms, or both

2) Property: 136 River Street

APN: 008-311-07

City Negotiator: Bonnie Lipscomb

Negotiating Parties: City and Thomas, Bobby James, & Elizabeth June, Trustees

Under Negotiation: Price, terms of payment, or both

5. Conference with Legal Counsel - Existing Litigation (Govt. Code §54956.9(d)(1))

City of Santa Cruz et al. v. Pacific Gas and Electric Co.

Santa Cruz Superior Court Case No. 21CV02211

At this time, the meeting was closed to the public. (See pages 6097–6098 for a report on Closed Session.)

City of Santa Cruz  
809 Center Street  
Santa Cruz, California 95060

MINUTES OF A CITY COUNCIL MEETING  
May 24, 2022

12:30 PM

**Call to Order** - Mayor Brunner called the meeting to order at 12:30 p.m. via Zoom.

**Roll Call**

**Present:** Councilmembers Kalantari-Johnson (via Zoom), Golder (arrived at 1:21 p.m. via Zoom), Cummings (via Zoom), Brown (via Zoom), Meyers (via Zoom, left at 3:00 p.m.); Vice Mayor Watkins (via Zoom); Mayor Brunner (via Zoom).

**Absent:** None.

**Staff:** City Manager M. Huffaker (via Zoom), Assistant City Manager L. Schmidt (via Zoom), City Attorney T. Condotti (via Zoom), Director of Public Works M. Dettle (via Zoom), Chief of Police B. Escalante (via Zoom), Director of Planning and Community Development L. Butler (via Zoom), Interim Finance Director B. Magee (via Zoom), Director of Economic Development and Housing B. Lipscomb (via Zoom), Director of Information Technology K. Morgan (via Zoom), Director of Human Resources L. Murphy (via Zoom), Fire Chief R. Oatey (via Zoom), Director of Parks and Recreation T. Elliot (via Zoom), Recreation Supervisor D. Lawson-Thomas (via Zoom), Business Liaison R. Unitt (via Zoom), Principal Management Analyst C. Hemard (via Zoom), Deputy City Clerk Administrator J. Wood, City Clerk Administrator B. Bush (via Zoom).

**Presentations**

6. Beach Safety Week

Fire Chief R. Oatey gave a presentation on Beach Safety Week. Recreation Supervisor D. Lawson-Thomas spoke.

7. Mayoral Proclamation Declaring June 2022 as LGBTQ+ Pride Month

Mayor Brunner spoke about presenting a proclamation declaring June 2022 as LGBTQ+ Pride Month at the upcoming Santa Cruz PRIDE event.



### **Presiding Officer's Announcements**

**Statements of Disqualification** - Mayor Brunner announced that she will be recusing herself from voting on items 13 and 14, the annual work plans for the Downtown Association, which is her employer.

**Additions and Deletions** - None.

### **City Attorney Report on Closed Session**

#### Conference with Labor Negotiators (Government Code §54957.6)

SEIU Temporary Employees  
SEIU Service Employees  
Mid Managers, OE3  
Supervisors, OE3  
Fire Management  
Fire, IAFF  
Police Management  
Police Officers Association  
Executives

City Negotiator - Lisa Murphy

#### Conference With Legal Counsel - Liability Claims (Government Code §54956.95)

Council received a status report from the City Negotiator, and took no reportable action.

#### Conference with Legal Counsel - Anticipated Litigation (Government Code §54956.9(d)(2))

Significant exposure to litigation (1 potential case to be discussed)

Council received a status report, and by a 6-0 vote with Councilmember Watkins absent, approved the settlement of a claim by former City employee, Susan O'Hara, in the sum of \$250,000. A copy of the settlement agreement can be obtained upon request by members of the public once it has been fully executed and finalized.

**City Attorney Report on Closed Session (continued)**

Real Property Negotiations (Government Code §54956.8)

1) Property: 115-C Coral Street

APN: 008-191-33 portion

Owner: City of Santa Cruz

City Negotiator: Bonnie Lipscomb

Negotiating Parties: N/A

Under Negotiation: Lease price, terms, or both

2) Property: 136 River Street

APN: 008-311-07

City Negotiator: Bonnie Lipscomb

Negotiating Parties: City and Thomas, Bobby James, & Elizabeth June, Trustees

Under Negotiation: Price, terms of payment, or both

Council received a status report from the City Negotiator, and took no reportable action.

Conference with Legal Counsel - Existing Litigation (Govt. Code §54956.9(d)(1))

City of Santa Cruz et al. v. Pacific Gas and Electric Co.

Santa Cruz Superior Court Case No. 21CV02211

Council received a status report, and took no reportable action.

**Council Meeting Calendar**

8. The City Council reviewed and did not revise the meeting calendar attached to the agenda.

**Council Memberships in City Groups and Outside Agencies**

9. The Presiding Officer provided Councilmembers with the opportunity to update Council on any external committee meetings that occurred since the last Council meeting

Councilmember Cummings: Local Agency Formation Commission (LAFCO), Downtown Management Corporation, Criminal Justice Council, and Beach Flats Parking Subcommittee.

Councilmember Brown: Area Agency on Aging (AAA), Santa Cruz County Regional Transportation Commission (RTC), and Monterey Bay Air Resources District (MBARD).

Councilmember Kalantari-Johnson: Youth Action Network, Community Action Board, and Safe Parking Subcommittee (Oversized Vehicles Ordinance Subcommittee).

Vice Mayor Watkins: Health in All Policies (HiAP) Subcommittee, and Homelessness 2x2 Committee.

Mayor Brunner: Health in All Policies (HiAP) Subcommittee, and City Select Committee.

**Consent Agenda**

Councilmember Kalantari-Johnson made a comment on item 12.

Councilmembers Brown and Cummings made comments on item 16.

Councilmember Cummings pulled item 13 for further discussion.

Vice Mayor Watkins pulled item 14 for further discussion.

Director of Public Works M. Dettle responded to Councilmember Cummings' questions regarding item 15.

Mayor Brunner opened the public comment period. The following people spoke via teleconference:

James Ewing Whitman spoke regarding items 16 and 10.

Unidentified person spoke regarding item 12.

Mayor Brunner closed the public comment period.

**Consent Agenda (continued)**

**MOTION:** Vice Mayor Watkins moved, seconded by Councilmember Meyers, to approve the remaining Consent Agenda.

**ACTION:** The motion carried unanimously with the following vote.

AYES: Councilmembers Kalantari-Johnson, Golder, Cummings, Brown, Meyers; Vice Mayor Watkins; Mayor Brunner.

NOES: None.

ABSENT: None.

DISQUALIFIED: None.

10. Resolution Authorizing the City to Continue Teleconferenced Public Meetings Pursuant to Assembly Bill 361 (CA)

Resolution No. NS-29,987 was adopted authorizing legislative bodies of the City of Santa Cruz to continue the use of teleconferenced meetings pursuant to Assembly Bill 361.

11.. Minutes of the May 10, 2022 City Council Meeting (CC)

Motion carried to approve as submitted.

12. Support of California's Opposition to the Draft Supreme Court Decision to Overturn Roe v. Wade (CN)

Motion carried directing the Mayor to send a letter to Governor Newsom in support of California's opposition to the draft Supreme Court decision to overturn the Roe v. Wade ruling.

**At this time, Mayor Brunner recused herself and left the meeting.**

13. Downtown Association: Parking and Business Improvement Area Assessments for FY 2023 (ED)

Business Liaison R. Unitt responded to Councilmember questions.

Vice Mayor Watkins opened the public comment period. There were no speakers. Vice Mayor Watkins closed the public comment period.

**Consent Agenda (continued)****13. Downtown Association: Parking and Business Improvement Area Assessments for FY 2023 (ED) (continued)**

**MOTION:** Councilmember Meyers moved, seconded by Councilmember Cummings, to:

- Approve the plan prepared by the Downtown Association for FY 2023; and
- Adopt Resolution No. NS-29,988, a resolution of intention to levy a Downtown Association Parking and Business Improvement Assessment for FY 2023 and schedule a public hearing for June 14, 2022, after the hour of 11:00 a.m., on the levy of the assessments for FY 2023.

**ACTION:** The motion carried with the following vote.

AYES: Councilmembers Kalantari-Johnson, Golder, Cummings, Brown, Meyers; Vice Mayor Watkins.

NOES: None.

ABSENT: None.

DISQUALIFIED: Mayor Brunner.

**14. Cooperative Retail Management Business Real Property Improvement District Assessments for FY 2023 (ED)**

Vice Mayor Watkins opened the public comment period. There were no speakers. Vice Mayor Watkins closed the public comment period.

**MOTION:** Councilmember Meyers moved, seconded by Councilmember Cummings, to

- Approve the FY 2022 Annual Report and FY 2023 Plan prepared by the Downtown Management Corporation; and
- Adopt Resolution No. NS-29,989, a resolution of intention to levy a Cooperative Retail Management Business Real Property Improvement District Assessment for FY 2023 and schedule a public hearing for June 14, 2022, after the hour of 11:00 a.m., on the levy of the assessments for FY 2023.

**Consent Agenda (continued)****14. Cooperative Retail Management Business Real Property Improvement District Assessments for FY 2023 (ED) (continued)**

**ACTION:** The motion carried with the following vote.

**AYES:** Councilmembers Kalantari-Johnson, Golder, Cummings, Brown, Meyers; Vice Mayor Watkins.

**NOES:** None.

**ABSENT:** None.

**DISQUALIFIED:** Mayor Brunner.

**15. Police Department Roof Restoration - Award Contract (PW)**

Motion carried to award a contract with Tremco Inc. (Foster City, CA) for the restoration of the Police Department roof in the amount of \$126,925. The City Manager is hereby authorized and directed to execute the contract in a form approved by the City Attorney. The Public Works Director is authorized to execute change orders within the approved project budget.

**16. Purchase of Three Electric Medium/Heavy Duty Vehicles and Amending the FY 2022 Budget and Appropriation of Funds for Three Electric Vehicles (g402203, p402209, and g402204) - Budget Adjustment (PW)**

Motion carried to:

- Adopt Resolution No. NS-29,990 amending the FY 2022 budget and appropriating funds in the amount \$1,049,446 to fully fund the purchase of three heavy and medium duty electric vehicles (g402203, p402209, and g402204); and
- Adopt Resolution No. NS-29,991 to apply, accept, and appropriate grant funds from the Monterey Bay Air Resources District's AB 2766 Motor Vehicle Emissions Reduction Grant and for other Monterey Bay Air Resources District grant programs that the City is eligible for a five-year term; and
- Adopt Resolution No. NS-29,992 to apply, accept, and appropriate grant funds from the Central Coast Community Energy Membership Agency Medium and Heavy Duty Electric Vehicle Program Grant and for other California Energy Commission grant programs that the City is eligible for a five-year term; and

**Consent Agenda (continued)**

16. Purchase of Three Electric Medium/Heavy Duty Vehicles and Amending the FY 2022 Budget and Appropriation of Funds for Three Electric Vehicles (g402203, p402209, and g402204) - Budget Adjustment (PW) (continued)

- Authorize the purchase of one electric refuse hauler and one electric flatbed totaling \$856,203 from the Refuse Fund, and one electric dump truck in the amount of \$193,243 from the Street Maintenance Division General Fund.

17. Resolution to Apply for State Water Resources Control Board Funding for the Newell Creek Pipeline (WT)

Resolution No. NS-29,993 was adopted authorizing the Water Department to apply for State Water Resources Control Board (SWRCB) funding for the Newell Creek Pipeline.

**End Consent Agenda**

At this time, Mayor Brunner returned to the meeting.

**Public Hearing**

18. 2nd Reading and Adoption of Ordinance No. 2022-06, An Ordinance Transitioning to District-Based Elections and Selecting a 7-District Map Option and a 6-District Map Option, along with Related Election Sequencing (CN)

City Attorney T. Condotti responded to Councilmember questions.

Mayor Brunner opened the public comment period. The following people spoke.

**SPEAKING VIA TELECONFERENCE:**

Unidentified person  
Unidentified person  
Unidentified person  
Unidentified person  
Unidentified person

Mayor Brunner closed the public comment period.

Principal Management Analyst C. Hemard and Doug Johnson, Demographer with National Demographics Corporation, responded to Councilmember questions.

**Public Hearing (continued)**

18. 2nd Reading and Adoption of Ordinance No. 2022-06, An Ordinance Transitioning to District-Based Elections and Selecting a 7-District Map Option and a 6-District Map Option, along with Related Election Sequencing (CN) (continued)

**MOTION:** Vice Mayor Watkins moved, seconded by Councilmember Golder, to adopt Ordinance No. 2022-06 transitioning to district-based elections and selecting a 7-district map option and a 6-district map option, along with related election sequencing.

**SUBSTITUTE MOTION:** Councilmember Cummings moved, seconded by Councilmember Brown, to continue this item to after the June 7<sup>th</sup> election to provide more transparency.

**ACTION:** The substitute motion was not accepted with the following vote.

AYES: Councilmembers Cummings, Brown.  
NOES: Councilmembers Kalantari-Johnson, Golder, Meyers; Vice Mayor Watkins; Mayor Brunner.  
ABSENT: None.  
DISQUALIFIED: None.

**SUBSTITUTE MOTION:** Councilmember Cummings moved, seconded by Councilmember Brown, to adopt maps 604b and 101d.

**MOTION:** Vice Mayor Watkins moved, seconded by Councilmember Meyers, to call the question.

**ACTION:** The motion to call the question carried with the following vote.

AYES: Councilmembers Kalantari-Johnson, Golder, Meyers; Vice Mayor Watkins; Mayor Brunner.  
NOES: Councilmember Cummings, Brown.  
ABSENT: None.  
DISQUALIFIED: None.

**ACTION:** The substitute motion was not accepted with the following vote.

AYES: Councilmembers Cummings, Brown.  
NOES: Councilmembers Kalantari-Johnson, Golder, Meyers; Vice Mayor Watkins; Mayor Brunner.  
ABSENT: None.  
DISQUALIFIED: None.



**Public Hearing (continued)**

18. 2nd Reading and Adoption of Ordinance No. 2022-06, An Ordinance Transitioning to District-Based Elections and Selecting a 7-District Map Option and a 6-District Map Option, along with Related Election Sequencing (CN) (continued)

Councilmember Brown stated for the record that she has a political agenda to ensure that under-represented voices are heard and better represented in the decisions Council makes, and she is very proud of that. The idea that having a political agenda is inappropriate and is very dismaying to her.

Councilmember Cummings stated for the record that Council's decision here is to address racially polarized voting. The staff recommendation for these maps were the following: NDC has revised the initial draft maps in response to feedback received at the public hearing on March 29. Staff recommends that the Council select Map 604b, as it most effectively incorporates the majority of the feedback received for the six-district map. At the public hearing on March 29 and in the City's Polco survey, the community and City Council indicated Map 101 was the preferred model, with a few modifications. Staff recommends that the Council select Map 101d, as it most effectively incorporates the majority of the feedback received for the seven-district map.

**ACTION:** The original motion carried with the following vote.

AYES:	Councilmembers Kalantari-Johnson, Golder, Meyers; Vice Mayor Watkins; Mayor Brunner.
NOES:	Councilmember Cummings, Brown.
ABSENT:	None.
DISQUALIFIED:	None.

**General Business****19. Historic Preservation Commission Appointment (CC)**

Mayor Brunner opened the public comment period. There were no speakers. Mayor Brunner closed the public comment period.

Councilmember Kalantari-Johnson nominated Frank Zwart.

Councilmember Golder nominated William Schultz.

Voting for Frank Zwart: Councilmembers Kalantari-Johnson, Golder, Cummings, Brown, Meyers; Vice Mayor Watkins; Mayor Brunner.

Frank Zwart was appointed to the Historic Preservation Commission with a term ending January 31, 2024.

**20. Sister Cities Committee Appointment (CC)**

Mayor Brunner opened the public comment period. There were no speakers. Mayor Brunner closed the public comment period.

Councilmember Brown nominated Linda Snook and Amy West.

Vice Mayor Watkins nominated Michael Tassio.

Voting for Linda Snook: Councilmembers Cummings, Brown; Vice Mayor Watkins; Mayor Brunner.

Voting for Michael Tassio: Councilmembers Kalantari-Johnson, Golder, Meyers; Vice Mayor Watkins; Mayor Brunner.

Voting for Amy West: Councilmembers Kalantari-Johnson, Golder, Cummings, Brown, Meyers.

Due to a tie vote, another vote was taken to determine the terms.

Voting for Amy West: Councilmembers Kalantari-Johnson, Golder, Cummings, Brown, Meyers; Vice Mayor Watkins; Mayor Brunner.

Amy West was appointed to the Sister Cities Committee with a term ending January 31, 2026, and Michael Tassio was appointed with a term ending January 31, 2023.

**General Business (continued)****21. Impact Report for the Empty Home Tax Initiative Petition (FN)**

Interim Finance Director B. Magee spoke and responded to Councilmember questions.

Mayor Brunner opened the public comment period. The following people spoke.

**SPEAKING VIA TELECONFERENCE:**

Amanda  
Eric Grodberg  
Unidentified person  
Cyndi Dawson  
Unidentified person  
Unidentified person  
Katie Spencer  
Jasmeen Miah

Mayor Brunner closed the public comment period.

**MOTION:** Councilmember Brown moved, seconded by Vice Mayor Watkins, to order an impact report, pursuant to California Elections Code Section 9212, related to the Empty Home Tax initiative petition, with the report to come to Council at the June 28, 2022 meeting.

**ACTION:** The motion carried with the following vote.

AYES:	Councilmembers Kalantari-Johnson, Golder, Cummings, Brown, Vice Mayor Watkins; Mayor Brunner.
NOES:	None.
ABSENT:	Councilmember Meyers.
DISQUALIFIED:	None.

**General Business (continued)****22. Report of Effect for Our Downtown, Our Future Initiative Petition (CN)**

Councilmember Kalantari-Johnson and City Manager M. Huffaker spoke.

Mayor Brunner opened the public comment period. The following people spoke.

**SPEAKING VIA TELECONFERENCE:**

Alyssa Kroeger

Kyle Kelley

Unidentified person

Mayor Brunner closed the public comment period.

**MOTION:** Councilmember Kalantari-Johnson moved, seconded by Vice Mayor Watkins, to order an impact report, pursuant to California Elections Code Section 9212 and as described herein, related to the Our Downtown, Our Future initiative petition, with the report to come to Council no later than July 28, 2022.

**FRIENDLY AMENDMENT:** Councilmember Brown requested that the consultants include representatives from Our Downtown, Our Future in conversation as part of their analysis. Councilmember Kalantari-Johnson and Vice Mayor Watkins accepted.

**ACTION:** The motion carried with the following vote.

AYES: Councilmembers Kalantari-Johnson, Golder, Cummings, Brown; Vice Mayor Watkins; Mayor Brunner.

NOES: None.

ABSENT: Councilmember Meyers.

DISQUALIFIED: None.

**Recess** - The City Council recessed at 4:04 p.m. to the 5:15 p.m. session.

## **City Council**

**5:15 PM**

**Call to Order** - Mayor Brunner called the meeting to order at 5:15 p.m. via Zoom.

### **Roll Call**

**Present:** Councilmembers Kalantari-Johnson (via Zoom), Golder (via Zoom), Cummings (arrived at 5:24 p.m. via Zoom), Brown (via Zoom), Vice Mayor Watkins (via Zoom); Mayor Brunner (via Zoom).

**Absent:** Councilmember Meyers.

**Staff:** City Manager M. Huffaker (via Zoom), Assistant City Manager L. Schmidt (via Zoom), City Attorney T. Condotti (via Zoom), Interim Finance Director B. Magee (via Zoom), Director of Libraries Y. Wilburn (via Zoom), Director of Information Technology K. Morgan (via Zoom), Director of Planning and Community Development L. Butler (via Zoom), Director of Human Resources L. Murphy (via Zoom), Fire Chief R. Oatey (via Zoom), Water Director R. Menard (via Zoom), Water Chief Financial Officer D. Baum (via Zoom), Deputy City Clerk Administrator J. Wood, City Clerk Administrator B. Bush (via Zoom).

**Oral Communications Announcement** - The Mayor provided a brief announcement about Oral Communications.

### **Oral Communications**

At 5:18 p.m. Mayor Brunner opened Oral Communications for members of the public who wished to speak regarding items not listed on the City Council agenda.

James Ewing Whitman spoke regarding a naturally occurring ice age, and homelessness.

Bryan Shields spoke regarding the need for labor standards in the construction workforce.

John Hall spoke regarding the Our Downtown, Our Future initiative petition.

Rob Darrow spoke regarding the upcoming Santa Cruz Pride weekend, thanking City Council for making Santa Cruz one of the most LGBTQ+ friendly cities in the nation.

**Oral Communications (continued)**

Marie Bunch spoke regarding mitigating tobacco waste in Santa Cruz.

Unidentified person spoke regarding ending tobacco waste in Santa Cruz.

Unidentified person spoke regarding homelessness, and housing.

At 5:36 p.m. Mayor Brunner closed Oral Communications.

**Presentations**

23. FY 2023 Proposed Budget

City Manager M. Huffaker and Interim Finance Director B. Magee gave a presentation providing an overview of the FY 2023 proposed budget.

Director of Libraries Y. Wilburn gave a presentation on Library's proposed budget for FY 2023 and responded to Councilmember questions.

Interim Finance Director B. Magee gave a presentation on Finance's proposed budget for FY 2023 and responded to Councilmember questions.

Director of Information Technology K. Morgan gave a presentation on Information Technology's proposed budget for FY 2023 and responded to Councilmember questions.

Director of Human Resources L. Murphy gave a presentation on Human Resources' proposed budget for FY 2023 and responded to Councilmember questions.

Water Director R. Menard and Water Chief Financial Officer D. Baum gave a presentation on Water's proposed budget for FY 2023 and responded to Councilmember questions.

Mayor Brunner opened the public comment period. The following people spoke.

SPEAKING VIA TELECONFERENCE:

James Ewing Whitman

Unidentified person

Mayor Brunner closed the public comment period.

**Adjournment** - The City Council adjourned at 7:57 p.m.

Respectfully Submitted:

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Julia Wood, Deputy City Clerk Administrator

Attest:

---

Bonnie Bush, City Clerk Administrator

Approved:

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Sonja Brunner, Mayor

**MINUTES ARE UNOFFICIAL UNTIL APPROVED BY COUNCIL**

City of Santa Cruz  
809 Center Street  
Santa Cruz, California 95060

**MINUTES OF A CITY COUNCIL SPECIAL MEETING**

May 25, 2022

**9:00 AM**

**Call to Order** - Mayor Brunner called the meeting to order at 9:01 a.m. via Zoom.

**Roll Call**

**Present:** Councilmembers Kalantari-Johnson (left at 3:00 p.m. via Zoom), Golder (arrived at 1:00 p.m. via Zoom), Cummings (via Zoom), Brown (via Zoom); Vice Mayor Watkins (arrived at 11:25 a.m., left at 12:33 p.m. returned at 2:45 p.m. via Zoom); Mayor Brunner (via Zoom).

**Absent:** Councilmember Meyers.

**Staff:** City Manager M. Huffaker (via Zoom), Assistant City Manager L. Schmidt (via Zoom), City Attorney T. Condotti (via Zoom), Director of Economic Development and Housing B. Lipscomb (via Zoom), Interim Finance Director B. Magee (via Zoom), Director of Information Technology K. Morgan (via Zoom), Director of Planning and Community Development L. Butler (via Zoom), Fire Chief R. Oatey (via Zoom), Director of Public Works M. Dettle (via Zoom), Director of Parks and Recreation T. Elliot (via Zoom), Water Director R. Menard (via Zoom), Principal Management Analyst L. Bass (via Zoom), Assistant Director of Public Works/City Engineer N. Nguyen (via Zoom), Deputy City Clerk Administrator J. Wood, City Clerk Administrator B. Bush (via Zoom).

**Presentations**

1. FY 2023 Proposed Budget

Director of Economic Development and Housing B. Lipscomb gave a presentation and responded to Councilmember questions.

Director of Planning and Community Development L. Butler gave a presentation and responded to Councilmember questions.

Assistant City Manager L. Schmidt gave a presentation on the City Council, the City Manager's Office, and City Attorney's Office proposed budgets for FY 2023 and responded to Councilmember questions.

Council took a break at 10:55 a.m. and returned at 11:05 a.m.



**Presentations (continued)**

1. FY 2023 Proposed Budget (continued)

Chief of Police B. Escalante gave a presentation and responded to Councilmember questions.

Fire Chief R. Oatey gave a presentation and responded to Councilmember questions.

Council took a break at 12:33 p.m. a.m. and returned at 1:03 p.m.

Director of Public Works M. Dettle gave a presentation and responded to Councilmember questions.

Director of Parks and Recreation T. Elliot and Principal Management Analyst L. Bass gave a presentation and responded to Councilmember questions.

Interim Finance Director B. Magee introduced the Capital Improvement Program's proposed budget for FY 2023 and called on the following individuals to give presentations on their department's Capital Improvements and respond to Councilmember questions: Assistant Director of Public Works/City Engineer N. Nguyen, Director of Parks and Recreation T. Elliot, Director of Economic Development and Housing B. Lipscomb, and Fire Chief R. Oatey.

Mayor Brunner opened the public comment period. There were no speakers. Mayor Brunner closed the public comment period.

**Adjournment** - The City Council adjourned at 3:24 p.m.

Respectfully Submitted:

---

Julia Wood, Deputy City Clerk Administrator

Attest:

---

Bonnie Bush, City Clerk Administrator

Approved:

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Sonja Brunner, Mayor



## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** City Clerk

**SUBJECT:** Santa Cruz County Latino Affairs Commission Nomination (CC)

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**RECOMMENDATION:** Motion to nominate Pablo Velasquez as a Santa Cruz County Latino Affairs Commissioner.

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**BACKGROUND:** The City of Santa Cruz has two seats on the Santa Cruz County Latino Affairs Commission and the Council is responsible for nominating the members to fill those spots. The Santa Cruz County Board of Supervisors ultimately accepts the nominations and appoints new members.

**DISCUSSION:** Due to a vacancy of one of the City-nominated seats on the Santa Cruz County Latino Affairs Commission, the City of Santa Cruz must nominate a replacement.

**FISCAL IMPACT:** None.

**Prepared By:**  
Bonnie Bush  
City Clerk

**Submitted By:**  
Laura Schmidt  
Assistant City Manager

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**  
1. APPLICATION.PDF



## CITY OF SANTA CRUZ APPLICATION FOR APPOINTMENT TO ADVISORY BODIES

Applications will be considered active for two years from date of submission.

NAME\* Pablo Velasquez DATE May 10, 2022  
RESIDENCE ADDRESS\* [REDACTED] CITY Santa Cruz ZIP 95060  
EMAIL\* [REDACTED] HOME # [REDACTED] CELL # [REDACTED]  
EMPLOYER UCSC-Politics Department OCCUPATION Major Adviser  
REGISTERED CITY VOTER? Yes ☒ No ☐ YEARS LIVED IN CITY LIMITS OF SANTA CRUZ 4  
EMPLOYED BY CITY OF SANTA CRUZ? Yes ☐ No ☒ PRESENTLY SERVING ON ADVISORY BODY\*\*\* Yes ☐ No ☒  
PERSONAL REFERENCE or ENDORSING COUNCILMEMBER (optional) Sandy Brown PHONE [REDACTED]  
\*required fields.

### ADVISORY BODIES

If you are applying for more than one advisory body, please rank your preferences numerically with #1 as your first choice.

Arts Commission\*

Parks and Recreation Commission\*

Board of Building Appeals\*

Planning Commission\*

Commission for the Prevention of Violence  
Against Women\*

Transportation and Public Works Commission\*

Downtown Commission\*

Sister Cities Committee

Equal Employment Opportunity Committee

Water Commission\*

Historic Preservation Commission\*

Other: \_\_\_\_\_

If you are applying for a specialized category, please indicate:

Advisory Body Latino Affairs Comission Category County Latino Affairs

\* A Statement of Economic Interest must be filed after appointment by those appointed to the advisory bodies marked with an asterisk (\*). The statement includes, but is not limited to, disclosure of financial, business and real property interests held by the appointee (and spouse) in the City of Santa Cruz or within 2 miles of the jurisdiction of the City of Santa Cruz.

\*\*\* Council Policy 5.1 states that members shall not serve simultaneously on more than one advisory body. If you are presently serving on (or are appointed to) an advisory body, your application to serve on a second advisory body will be forwarded to the Council for consideration only if you indicate that you are willing to resign from the first advisory body. If you are appointed to serve on an advisory body, you may also be eligible to serve on another advisory body or task force if it is scheduled to sunset within 13 months.

### SIGN AND RETURN TO CITY CLERK'S DEPARTMENT

Signature of Applicant

By Email [jwood@cityofsantacruz.com](mailto:jwood@cityofsantacruz.com)

By Mail/In Person: 809 Center Street, Room 9  
Santa Cruz, CA 95060

Fax: 831-420-5031

● PLEASE USE THE REVERSE SIDE FOR ADDITIONAL INFORMATION ●

Please note: This application is considered a public document, and will be available for release upon request.

Please use the following space to provide any relevant qualifications or experiences you think would enhance your effectiveness on the advisory body for which you are applying. Feel free to attach additional sheets.

I believe that my experience coming from a Latino family has really taught me what is important for Latinos, and how the local governments can uplift the latino population. My activism and beliefs of treating all humans on a equal level, play a key factor into why I would be effective in this role, since I my beliefs would lead me to be an advocate for Latinos in every sphere of life within this role.

In my education and life I have learned how the latino population has been suppressed in many facets in life and I believe that I have the proper education and passion to advise on their behalf. Thank you.

How did you hear about the advisory body opening?

☐ City Website ☐ Word of mouth ☐ Display ad ☒ City Staff, Commissioner, or Councilmember

Other (explain) \_\_\_\_\_



## City Council AGENDA REPORT

**DATE:** 06/02/22

**AGENDA OF:** 06/14/22

**DEPARTMENT:** City Manager

**SUBJECT:** Library Financing Authority Joint Powers Agreement (CM)

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**RECOMMENDATION:** Motion to approve the Fourth Amendment to the Joint Exercise of Powers Agreement Establishing the Santa Cruz County Library Financing Authority, and authorize the City Manager to sign the amendment, in a form to be approved by the City Attorney.

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**BACKGROUND:** Financing of public library services in the County is provided through the Santa Cruz County Library Financing Authority (LFA), a Joint Powers Authority formed in 1996 by the County of Santa Cruz and the cities of Santa Cruz, Watsonville, Scotts Valley and Capitola, established for the purpose of consolidating and providing for equitable financing of library services. LFA funding is currently provided through the proceeds of the voter-approved ¼-cent sales tax for libraries (Measure R) and from jurisdictional contributions (also referred to as Maintenance of Effort contributions) from the cities of Santa Cruz and Watsonville and the County Library Fund, which includes Capitola and Scotts Valley.

Under the original LFA agreement approved in June 1996, the cities of Santa Cruz and Watsonville contributed a fixed amount from their general funds, and the County Library Fund contributed an amount based on property taxes collected in the unincorporated area and cities of Capitola and Scotts Valley. When the LFA was established, the City of Santa Cruz contributed more than the County Library Fund based on population, and these amounts were intended to equalize. That occurred in approximately 15 years, and the County Library Fund's contribution continued to grow from property taxes.

In December 2015, the jurisdictions amended the LFA agreement to establish a five-year term through June 30, 2021 and to adjust the contributions as follows:

- **County Library Fund** - The County Library Fund contributes a fixed amount of approximately \$5 million annually beginning in FY 2017. The County Board of Supervisors allocates any excess property taxes in the Library Fund for exclusive use on library improvements or services at County Library Fund branches in consultation with the cities of Capitola and Scotts Valley and library staff.
- **City of Santa Cruz** - The City of Santa Cruz contributes an amount that increases \$70,000 annually beginning in FY 2017. The Santa Cruz City Council allocates an additional \$30,000 annually for exclusive use on library improvements or services at

City branches in consultation with library staff.

- **City of Watsonville** - The City of Watsonville contributes a fixed amount and receives a fixed distribution, beginning a phased down approach to reach the targeted level of funding based on the population served. The remaining amount available from contributions is distributed to the Santa Cruz City/County Library System.

In June 2021, the jurisdictions further amended the LFA agreement to increase the contributions for the City of Santa Cruz and the County Library Fund in FY 2022. This one-year extension allowed staff to consider the funding of major maintenance at branches and update the schedule for Watsonville target funding based on the population served and property tax growth.

The jurisdictions have reached a new agreement for a three-year extension with increased contributions in FY 2023 through FY 2025. This aligns with the current term of the Joint Powers Agreement relating to library services, which expires at the end of 2025.

The jurisdictions wish to further amend the LFA agreement to increase the contributions for the City of Santa Cruz and the County Library Fund in FY 2022 while a long-term agreement is reached that takes into consideration the funding of major maintenance at branches. Staff are also updating the schedule for Watsonville target funding based on the population served and property tax growth.

**DISCUSSION** The attached Fourth Amendment to the Joint Exercise of Powers Agreement Establishing the Santa Cruz County Library Financing Authority extends the term through June 30, 2025 and provides for the contributions and distributions detailed in Tables 1 and 2.

**Table 1: Contributions of the Cities and County**

<b>Fiscal Year</b>	<b>City of Santa Cruz</b>	<b>City of Watsonville</b>	<b>County Library Fund</b>
2022-23	\$1,976,853	\$541,684	\$6,322,019
2023-24	\$2,214,546	\$541,684	\$6,870,918
2024-25	\$2,452,089	\$541,684	\$7,422,372

While the City of Watsonville's contribution remains the same, the contributions of the City of Santa Cruz and County Library Fund will both increase in FY 2023 through FY 2025. The amounts have been determined based on a formula weighted equally by population and library square footage in each jurisdiction. The formula makes adjustments for system wide use of the Downtown Branch as well as a rent offset for system wide administrative staff housed at the Downtown Branch. Staff are working with the Santa Cruz City/County Library System to obtain better data on library usage so that these factors can be used as part of the future formula. Based on the current formula, the City of Santa Cruz's contribution is expected to reach a targeted level of funding equal to the County Library Fund by FY 2026.

**Table 2: Distributions to the Libraries**

<b>Fiscal Year</b>	<b>Santa Cruz City/County Library System</b>	<b>Watsonville Library</b>
2022-23	\$7,276,853	\$1,563,703
2023-24	\$8,114,546	\$1,512,602
2024-25	\$8,952,089	\$1,464,056

The Santa Cruz City/County Library System's distribution will continue to increase in FY 2023 through FY 2025, while the Watsonville Library's distribution will remain fixed in FY 2023 and then begin to decrease in FY 2024. The Watsonville Library's distribution is expected to reach the targeted level of funding from the County Library Fund based on the population served by FY 2026, or 11 years earlier than anticipated due to adjustments to the population served and property tax growth.

**FISCAL IMPACT:** The FY 2023 recommended budget for the County Library Fund includes the anticipated \$1 million increase from \$5.3 million to \$6.3 million.

**Prepared By:**  
Bonnie Bush  
City Clerk

**Submitted By:**  
Laura Schmidt  
Assistant City Manager

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

1. FOURTH AMENDMENT MAY 2022.DOCX

# **FOURTH AMENDMENT TO THE JOINT EXERCISE OF POWERS AGREEMENT ESTABLISHING THE SANTA CRUZ COUNTY LIBRARY FINANCING AUTHORITY**

**WHEREAS**, the Santa Cruz County Library Financing Authority (“the Financing Authority”) was created in 1996 for the purpose of financing library services and facilities; and

**WHEREAS**, the Financing Authority was established pursuant to the Joint Exercise of Powers Law of the State of California, constituting Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (“the Act”); and

**WHEREAS**, an original agreement entitled the “Joint Exercise of Powers Agreement Santa Cruz County Library Financing Authority” (“the Agreement”) was entered into by each of the parties in May 1996; and

**WHEREAS**, an agreement amending the original Agreement was entered into by each of the parties in November 2013; and

**WHEREAS**, a Second Amendment to the Agreement was entered into by each of the parties in December 2015; and

**WHEREAS**, a Third Amendment to the Agreement was entered into by each of the parties in June 2021; and

**WHEREAS**, a Fourth Amendment to the Agreement is necessary to increase the Maintenance of Effort contributions and extend the term three years; and

**WHEREAS**, said Section 9.5 of said Second Amendment authorizes amendments at any time, or from time to time, only by the unanimous consent of the parties.

NOW THEREFORE, the Board of Supervisors of the County of Santa Cruz, and the City Councils for the Cities of Santa Cruz, Watsonville, Scotts Valley and Capitola agree to further amend the Third Amendment as follows:

1. **Article III – Contributions** is hereby amended as follows:

Section 3.1 – Maintenance of Effort Contributions of the Cities. Commencing with the 2022-23 fiscal year, the City of Santa Cruz shall contribute a Maintenance of Effort (“MOE”) amount each year in the amounts shown below:



### **City of Santa Cruz Maintenance of Effort**

<b>Fiscal Year</b>	<b>Amount</b>
2022-23	\$1,976,853
2023-24	\$2,214,546
2024-25	\$2,452,089

Commencing with the 2022-23 fiscal year, the City of Watsonville shall contribute a MOE amount each year in the amounts shown below:

### **City of Watsonville Maintenance of Effort**

<b>Fiscal Year</b>	<b>Amount</b>
2022-23	\$541,684
2023-24	\$541,684
2024-25	\$541,684

Section 3.2 – Maintenance of Effort Contributions of the County. Commencing with the 2022-23 fiscal year, and subject to the terms below, the County of Santa Cruz, on behalf of the Unincorporated Area and the cities of Capitola and Scotts Valley, shall contribute a MOE amount from the County Library Fund each year in the amounts shown below:

### **County Library Fund Maintenance of Effort**

<b>Fiscal Year</b>	<b>Amount</b>
2022-23	\$6,322,019
2023-24	\$6,870,918
2024-25	\$7,422,372

If the Annual Net Amount of Allocated Taxes received by the County Library Fund is less than the annual MOE amount shown above, the County shall contribute the lesser amount as its annual MOE contribution. In no instance shall the County's annual MOE contribution exceed the Annual Net Amount of Allocated Taxes received by the County Library Fund.

If the Annual Net Amount of Allocated Taxes received by the County Library Fund exceeds the annual MOE amount shown above, the County shall allocate any excess funds in the County Library Fund for exclusive use on library improvements, major maintenance, or services at County Library Fund branches (including Capitola and Scotts Valley branches) with input by library staff and the cities of Capitola and Scotts Valley.

2. **Article IV – Annual Budget/Disbursement of Funds** is hereby amended as follows:

Section 4.3 – Disbursement of Funds. Commencing with the 2023-23 fiscal year, the amounts available from MOE contributions, taxes or fees, and carryover balances or surplus funds shall be disbursed as follows:

(A) The estimated amount available from MOE contributions shall be distributed to the Santa Cruz City/County Library System and the Watsonville Library each year in the amounts shown below:

**Santa Cruz City/ County Library System**

<b>Fiscal Year</b>	<b>Amount</b>
2022-23	\$7,276,853
2023-24	\$8,114,546
2024-25	\$8,952,089

**Watsonville Library**

<b>Fiscal Year</b>	<b>Amount</b>
2022-23	\$1,563,703
2023-24	\$1,512,602
2024-25	\$1,464,056

The Watsonville Library’s MOE distribution remains fixed at \$1,563,703 in the 2022-23 fiscal year and then reduces so that the Watsonville Library’s share of the Annual Net Amount of Allocated Taxes received by the County Library Fund reaches the targeted level of funding based on the population served.

3. **Article VI – Term and Withdrawal** is hereby amended as follows:

Section 6.1 – Term. The changes outlined in this Fourth Amendment shall commence upon the execution by the parties hereto, and will continue to remain in effect through June 30, 2025.

All other provisions of said Agreement shall remain the same.

IN WITNESS WHEREOF, the parties hereto have caused this Fourth Amendment to be executed and attested by their proper officers thereunto duly authorized on the day and year stated below the name of each of the parties. This Fourth Amendment may be signed in counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

**COUNTY OF SANTA CRUZ**

Approved as to form:

By \_\_\_\_\_:

\_\_\_\_\_

Dated \_\_\_\_\_:

**CITY OF SANTA CRUZ**

Approved as to form:

By \_\_\_\_\_:

\_\_\_\_\_

Dated \_\_\_\_\_:

**CITY OF WATSONVILLE**

Approved as to form:

By \_\_\_\_\_:

\_\_\_\_\_

Dated \_\_\_\_\_:

**CITY OF CAPITOLA**

Approved as to form:

By \_\_\_\_\_:

\_\_\_\_\_

Dated \_\_\_\_\_:

**CITY OF SCOTTS VALLEY**

Approved as to form:

By \_\_\_\_\_:

\_\_\_\_\_

Dated \_\_\_\_\_:



## City Council AGENDA REPORT

**DATE:** June 9, 2022

**AGENDA OF:** June 14, 2022

**DEPARTMENT:** City Manager's Office

**SUBJECT:** Contract for Operation of the Safe Parking Tier 3 Program (CM)

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**RECOMMENDATION:** Motion to authorize and direct the City Manager to execute a contract, in a form approved by the City Attorney, with the Association of Faith Communities for Safe Parking Tier 3 operation.

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**BACKGROUND:** The Oversized Vehicle Ordinance was passed by the City Council on November 9, 2021. In conjunction with the passage of the ordinance, Council directed staff to develop a three-tiered safe parking program for provide safe locations for individuals living in their oversized vehicles on City streets. The three tiers are as follows:

- Tier 1 is an emergency program with three parking spots that opened earlier this year. It typically serves participants for only a single night, but short extensions may be authorized in limited circumstances.
- Tier 2 is a program where participants can reserve a parking spot to return to nightly. It also opened earlier this year, with the initial roll-out containing six spaces and with significant capacity to expand at the current and additional locations as demand increases.
- Tier 3 is a 24/7 program with wrap-around supportive services. It is expected to accommodate approximately 22 vehicles at a time.

This three-tiered system was created to provide safe, accessible parking spots for individuals so they can stabilize and work toward more long-term shelter and housing. The City's commitment to safe parking was re-affirmed as part of the City's Three-Year Homelessness Response Action Plan, which was adopted by Council on March 8, 2022.

**DISCUSSION:** Through the Homelessness and Housing Services Request for Qualifications process, the City received two vendor submissions for operating a Tier 3 Safe Parking program. Staff reviewed the two proposals, and the Association of Faith Community (AFC) submission scored the highest. Therefore, staff recommends that Council approve the attached contract between the City of Santa Cruz and the Association of Faith Communities to operate a Tier 3 Safe Parking Program.

AFC is an experienced service provider that operates their *SafeSpaces* safe parking program throughout the County of Santa Cruz. For this program, AFC will partner with The Free Guide, a local non-profit that provides resources and service connections to the unsheltered community.

AFC will be responsible for administrative oversight and technical expertise for the program, and The Free Guide will be responsible for the day-to-day operations and service provision at the program site. Staff have worked closely with AFC and The Free Guide staff in the development of the scope of work contained in the attached contract.

The City has been leasing the National Guard Armory site for the past 2 ½ years. During most of this time, the County has been operating programs for persons experiencing homelessness at the Armory. In fall of 2021, the County began closing the three emergency shelters that have been operating at the Armory. The County will close their last shelter program at this site on June 30, 2022. The front parking lot of the Armory, where the County's "Pavilion" shelter once stood, will be the site of this Tier 3 Safe Parking Program. This site can accommodate 20-22 oversized vehicles, with more possible depending on the size of vehicles. Since it is a parking lot, it is very suitable for such a program. Additional infrastructure will be placed to provide a community area for participants, office space for staff, and hygiene facilities. The existing shuttle program will be available for program participants to access downtown throughout the day.

The City is currently funding a shelter program in the south lawn of the Armory site, operated by the Salvation Army. The new Tier 3 Safe Parking Program will be the second City-funded program at the Armory site. The inside of the Armory building will be vacated by the County as of June 30<sup>th</sup>. City staff is currently assessing the funding and operational options to determine if a new, City-funded program can be opened to replace the emergency shelter closed by the County.

*Health in All Policies (HiAP).* The proposed contract is consistent with the three HiAP pillars of equity, sustainability, and health. The Tier 3 safe parking program will provide individuals currently residing in their vehicles with a safe location to park, access services, stabilize, and work towards a move into an improved living situation. The services related to sanitation and hygiene, as well as the services providing connections to benefits, barrier removal, job training, and housing, all promote equity, sustainability, and personal health.

#### *Environmental Review.*

The California Environmental Quality Act (CEQA) provides several "categorical exemptions" which are applicable to categories of projects and activities that the Natural Resource Agency has determined generally do not pose a risk of significant impacts on the environment. Section 15307 of the CEQA Guidelines "consists of actions taken by regulatory agencies... to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment." Section 15308 of the CEQA Guidelines "consists of actions taken by regulatory agencies... to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for the protection of the environment."

The proposed contract will result in an existing paved parking area being used as parking. The individuals served in the program are already parking oversized vehicles in the City, and the subject program is not anticipated to result in any additional impacts associated with parking of oversized vehicles. The provision of trash and sanitation facilities at this location would reduce environmental impacts associated with overnight parking on City streets where sanitation facilities, including restrooms and trash services, are unavailable. Thus, beneficial impacts to the environment are expected from the proposed program. Daily shuttle services to/from the program will reduce the need for the oversized vehicles to drive on City streets for the occupants to meet their daily needs, so a reduction in overall vehicle miles travelled is anticipated. Thus,

with the program expecting to result in beneficial environmental effects, the project is also exempt under Code of Regulations Section 15061(b), the “common sense exemption,” since it can be seen with certainty that no significant effect on the environment will occur.

**FISCAL IMPACT:** The total amount for this contract for Tier 3 Safe Parking is \$392,348 for one year. On December 14, 2021, the Council approved the use of \$1,038,920 in American Rescue Plan Act (ARPA) funds to support all elements of the Safe Parking programs, including \$260,000 for a Tier 3 operator. The actual cost of this contract exceeds the estimated amount by \$132,348. Staff expects this higher than projected cost for a Tier 3 operator to be offset by lower than expected costs in implementing other elements of the Safe Parking program. Funding for a Tier 3 Safe Parking operator beyond this first year is not yet identified.

**Prepared By:**  
Larry Imwalle  
Homelessness Response  
Manager

**Submitted By:**  
Laura Schmidt  
Assistant City Manager

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

- 1) Contract for Tier 3 Safe Parking Program Operation

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PROFESSIONAL SERVICES AGREEMENT FOR  
**SAFE PARKING PROGRAM OPERATION AND MANAGEMENT AT THE ARMORY**

THIS AGREEMENT for professional services is made by and between the City of Santa Cruz ("City") and The Association of Faith Communities (AFC), a California Corporation ("Contractor") (referred to individually as a "Party" and collectively, as the "Parties") for the term beginning July 1, 2022 (the "Effective Date"), and ending on June 30, 2023.

NOW, THEREFORE, in consideration of each other's mutual promises, the Parties hereto agree as follows:

SECTION 1: SCOPE OF WORK

Contractor will furnish services as defined and described in the Scope of Work, attached hereto as Exhibit A and incorporated herein.

SECTION 2: RESPONSIBILITIES OF CONTRACTOR

All work performed by Contractor, or under Contractor's direction, shall be rendered in accordance with the generally accepted practices, and to the standards of, Contractor's profession. Contractor represents and warrants that Contractor: (i) is fully experienced and properly qualified to perform the work and services provided for herein, (ii) has the financial capability required for the performance of the work and services, and (iii) is properly equipped and organized to perform the work and services in a competent, timely, and proper manner, in accordance with the requirements of this Agreement.

Contractor shall not undertake any work beyond the **Scope of Work** set forth in **Exhibit A** unless such additional work is approved in advance and in writing by City. The cost of such additional work shall be reimbursed to Contractor by City on the same basis as provided for in Section 4.

If, in performing the work, it is necessary to conduct field operations, security and safety of the job site will be the Contractor's responsibility excluding, the security and safety of any facility of City within the job site which is not under the Contractor's control.

Contractor shall meet with Larry Imwalle, Homelessness Response Manager, hereinafter called "Manager"; or other designated and authorized City personnel, or third parties as necessary, on all matters connected with carrying out of Contractor's services described in Exhibit A. Such meetings shall be held at the request of either Party. Review and City approval of completed work shall be obtained monthly, or at other intervals as may be mutually agreed upon during the course of this Agreement. Review, approval, or acceptance of Contractor's work by City or others shall not relieve Contractor from responsibility for errors and omissions in Contractor's work.

SECTION 3: RESPONSIBILITIES OF THE CITY

City shall make available to Contractor all necessary data and information in the City's possession and shall actively assist Contractor in obtaining such information from other agencies and individuals as needed. Contractor is entitled to reasonably rely upon the accuracy and completeness of such data and information, provided that Contractor shall provide City prompt written notice of any known defects in such data and information.

The Manager may authorize a staff person to serve as his or her representative. The work in progress shall be reviewed at such intervals as may be mutually agreed upon between the Parties. The City will be the sole judge of acceptable work, provided that such approval will not be unreasonably withheld or delayed. If the work is not acceptable, City will inform Contractor of the changes or revisions necessary to secure approval.

## SECTION 4: FEES AND PAYMENT

For services actually performed, the City will compensate Contractor at the rates set forth in the **Fee Schedule** detailed in **Exhibit B** and in accordance with the terms set forth therein. Payment for Contractor's services in carrying out the entire the Scope of Work shall be made within the budget limit, or limits shown, upon Exhibit B. Such payment shall be considered the full compensation for all personnel, materials, supplies, and equipment used by Contractor in the Scope of Work.

Contractor agrees that the payments to Contractor specified in this Section 4 will constitute full and complete compensation for all obligations assumed by Contractor under this Agreement. Where conflicts regarding compensation may occur, the provisions of this section apply.

Variations from the budget for each task which are justified by statements indicating personnel time expended and submittal of a revised budget are only allowed with prior City approval; however, in no event shall the total fee charged for the Scope of Work set forth in Exhibit A exceed the budget of \$392,348.00 without advance written City authorization in the form of an amendment or change order.

Invoices shall be issued to the City monthly consistent with the requirements set forth in Exhibit A , and detail the time worked by each class of employee on each task and the expenses incurred for which billing is made. Unless otherwise specified in the fee schedule, payments shall be made monthly by the City within 30 days based on itemized invoices from the Contractor which list the actual costs and expenses.

## SECTION 5: TRAVEL REIMBURSEMENT POLICY

The City shall not be responsible for any travel, meal, or lodging reimbursements to Contractor and/or Contractor's employees.

## SECTION 6: CHANGES IN WORK

The City, in its sole discretion, reserves the right with notice of 30 days, to order reductions in the scope of services. No changes in the Scope of Work shall be made without the written approval of City and Contractor. Any change requiring compensation in excess of the sum specified in Exhibit B shall be approved in advance in writing by the City. Only City's authorized representative(s) is authorized to approve changes to this Agreement on behalf of City.

## SECTION 7: TIME OF BEGINNING AND SCHEDULE FOR COMPLETION

The term of this Agreement shall be on the effective date of this Agreement and terminating on June 30, 2023. It is expressly understood by the Parties hereto that this Agreement and its commencement is dependent and conditioned upon the execution and grant of a License Agreement ("License") to the City from the California Military Department (the "State") for use of the Santa Cruz Armory located at 301 Armory Rd., Santa Cruz, CA 95065-2101; and in the event that said License is not executed, this Agreement will not go into effect and the City incurs no responsibilities or liabilities under this Agreement.

Contractor shall begin work as specified once a written authorization to perform services under this Agreement has been issued by the City, after said License has been granted by the State to the City and this Agreement has been approved and authorized by the City.

Neither party will be held responsible for delay or default caused by declared emergencies, natural disasters, or any Force Majeure event which is beyond the party's reasonable control. Contractor will, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and will, upon the cessation of the cause, diligently pursue performance of its obligations in this Agreement.



The City reserves the right to obtain the item(s) and/or services covered by this Agreement from another source during any on-going suspension of service due to the circumstances outlined above.

#### SECTION 8: TERMINATION

The City may terminate the Agreement for convenience by providing written notice to Contractor not less than 30 calendar days prior to an effective termination date. However, this Agreement shall terminate immediately upon any termination of the License for any reason whatsoever, without any liability upon the City, its officials, officers, and employees.

The Contractor may terminate the Agreement for cause by providing written notice to the City not less than 30 calendar days prior to an effective termination date.

The City may, at its option, allow Contractor to cure its failure to perform within 15 business days (or longer period authorized in writing by the City) from the date of the City's termination notice. The termination shall become effective if Contractor has not cured within such time period to the City's satisfaction.

Contractor may terminate this Agreement for cause if the City fails to cure a material default in performance within a period of 30 calendar days (or such longer period agreed to by the Contractor), from date of the Contractor's written termination notice specifying the default in performance.

Upon notice of termination by either the City or Contractor, the Contractor will immediately act to not incur any additional obligations, costs or expenses, except as may be reasonably necessary to terminate its activities. The City's only obligation to the Contractor will be just and equitable payment for services authorized by, and received to the satisfaction of, the City up to and including the effective date of termination less any amounts withheld. All finished or unfinished work or documents procured or produced under the Agreement will become property of the City upon the termination date. In the event of Contractor's failure to perform pursuant to the Agreement, the City reserves the right to obtain services elsewhere and Contractor will be liable for the difference between the prices set forth in the terminated Agreement and the actual cost to the City. Termination of the Agreement pursuant to this paragraph shall not relieve the Contractor of any liability to City for additional costs, expenses, or damages sustained by City due to failure of the Contractor to perform pursuant to the Agreement. City may withhold any payments to Contractor for the purpose of set-off until such time as the exact amount of damages due City from Contractor is determined. After the effective date of termination, Contractor will have no further claims against the City under the Agreement. No other compensation will be payable for anticipated profit on unperformed services.

#### SECTION 9: INSURANCE

Prior to the beginning of and throughout the duration of the Agreement, Contractor will maintain and comply with the **Insurance Requirements** as set forth in **Exhibit C**. Contractor will insure the City against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder. The insurance coverages required shall not in any way limit the liability of the Contractor.

#### SECTION 10: INDEMNIFICATION

Contractor agrees, to the fullest extent permitted by law, to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents, and volunteers (collectively, "Indemnitees") from and against any and all liability, claim, action, loss, injury, damage, judgment, or expense, including attorneys' fees and costs ("Losses") caused by or resulting from the negligence, recklessness, or willful misconduct of Contractor, Contractor's officers, employees, agents, or subcontractors in any way related to this Agreement. Contractor's duty to indemnify and hold harmless Indemnitees shall not apply to the extent such Losses are caused by the sole or active negligence or willful

misconduct of Indemnitees, as determined by an adjudicatory body or court of competent jurisdiction, if applicable. The obligation to defend shall arise regardless of any claim or assertion that Indemnitees caused or contributed to the Losses.

In the event this Agreement involves the performance of design professional services by Contractor, Contractor's officers, employees, agents, or subcontractors, Contractor's costs to defend Indemnitees shall not exceed the Contractor's proportionate percentage of fault per Civil Code §2782.8. This section shall survive the termination or expiration of this Agreement.

#### SECTION 11: EQUAL EMPLOYMENT OPPORTUNITY/NON-DISCRIMINATION POLICIES

City's policies promote a working environment free from abusive conduct, discrimination, harassment, and retaliation; and require equal opportunity in employment for all regardless of race, religious creed (including religious dress and grooming practices), color, national origin (including language use restrictions), ancestry, religion, disability (mental and physical), medical condition, sex, gender (including gender identity and gender expression), physical characteristics, marital status, age, sexual orientation, genetic information (including family health history and genetic test results), organizational affiliation, and military or veteran status, or any other consideration made unlawful by local, State or Federal law. City requires Contractor to comply with all applicable Federal and State and local equal employment opportunity laws and regulations, and Contractor is responsible for ensuring that effective policies and procedures concerning the prevention of abusive conduct, discrimination, harassment, and retaliation exist in Contractor's business organization. The City's current Equal Employment Opportunity and Non-Discrimination policies to which this Section applies may be viewed at <http://www.codepublishing.com/CA/SantaCruz/?SantaCruz09/SantaCruz0983.html> and <http://www.cityofsantacruz.com/home/showdocument?id=59192>.

#### SECTION 12: LEGAL ACTION/ATTORNEYS' FEES

If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief. The laws of the State of California, with jurisdiction in the Santa Cruz County Superior Court, shall govern all matters relating to the validity, interpretation, and effect of this Agreement and any authorized or alleged changes, the performance of any of its terms, as well as the rights and obligations of Contractor and the City.

#### SECTION 13: AMENDMENTS

This Agreement may not be amended in any respect except by way of a written instrument which expressly references and identifies this particular Agreement, which expressly states that its purpose is to amend this particular Agreement, and which is duly executed by the City and Contractor. Contractor acknowledges that no such amendment shall be effective until approved and authorized by the City's authorized representative. No representative of the City is authorized to obligate the City to pay the cost or value of services beyond the scope of services set forth in Exhibit A. Such authority is retained solely by the City Manager, Manager, or their designee. Unless expressly authorized by the City Manager or Manager, Contractor's compensation shall be limited to that set forth in Exhibit B, Fee Schedule.

#### SECTION 14: MISCELLANEOUS PROVISIONS

1. Director and Assistant Director. Manager reserves the right to approve the Director and Assistant Director assigned by Contractor to said work. No change in assignment may occur without prior written approval of the City.
2. Contractor Services Only. Contractor is employed to render professional services only and any payments made to Contractor are compensation solely for such professional services.

3. Independent Contractor. In the performance of this Agreement, it is expressly understood that Contractor, including each of Contractor's employees, agents, subcontractors or others under Contractor's supervision or control, is an independent contractor solely responsible for its own acts and omissions, and shall not be considered an employee of the City for any purpose. Contractor agrees to comply with AB5, codified at Labor Code section 2750.3, and shall indemnify, defend and hold harmless the City, its officials, officers, employees, and agents against any claim or liability, including attorneys' fees and costs, arising in any manner related to this Agreement that an employee, agent or others under Contractor's supervision or control was misclassified.
4. Contractor Not an Agent. Except as City may specify in writing, Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Contractor shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.
5. Subcontractors. Contractor shall obtain prior approval of the City prior to subcontracting of any work pursuant to this Agreement. If at any time, the City determines any subcontractor is incompetent or unqualified, Contractor will be notified and will be expected to immediately cancel the subcontract. Contractor shall require and verify that all subcontractors maintain insurance meeting all of the requirements stated herein, including naming the City of Santa Cruz, its officers, officials, employees, agents, and volunteers as additional insureds. Any modification to the insurance requirements for subcontractors must be agreed to by the City in writing.
6. Assignment. This Agreement shall not be assigned without first obtaining the express written consent of the Manager or after approval of the City Council. Neither party may assign this Agreement unless this Agreement is amended in accordance with its terms.
7. Conflicts of Interest. Contractor owes City a duty of loyalty in performing the work and services under this Agreement. Contractor covenants (on behalf of Contractor and Contractor's employees, agents, representatives, and subcontractors) that there is no direct or indirect interest, financial or otherwise, which would conflict in any manner or degree with the performance of services required under this Agreement. Contractor acknowledges and agrees to comply with applicable provisions of conflict of interest law and regulations, including the Political Reform Act, Section 1090 of the Government Code, and the City's conflict of interest code. Contractor will immediately advise City if Contractor learns of a conflicting financial interest of Contractor during the term of this Agreement.
8. City Property. The work, or any portion, of Contractor in performing this Agreement shall become the property of City. The Contractor may be permitted to retain copies of such work for information and reference in connection only with the provision of services for the City. All materials and work product, whether finished or unfinished, shall be delivered to City upon completion of contract services or termination of this Agreement for any reason. Unless otherwise provided herein, Contractor agrees that all copyrights which arise from creation of project-related documents and materials pursuant to this Agreement shall be vested in the City and Contractor waives and relinquishes all claims to copyright or other intellectual property rights in favor of City. Any work product related to this Agreement shall be confidential, not to be used by the Contractor on other projects or disclosed to any third party, except by agreement in writing by the City, or except as otherwise provided herein. Contractor's final deliverables shall comply with Section 508 (29 U.S.C. Section 794d) accessibility requirements, as applicable.
9. Intellectual Property and Indemnity. Contractor represents to City that, to the best of Contractor's knowledge, any Intellectual Property (including but not limited to: patent, patent application, trade secret, copyright and any applications or right to apply for registration, computer software programs or applications, tangible or intangible proprietary information, or any other intellectual property right) in connection with any services and/or products related to this Agreement does not violate or infringe upon any Intellectual Property rights of any other person or entity.

To the fullest extent permitted by law, Contractor agrees to indemnify, defend, and hold harmless City, its officials, officers, employees, and agents, from any and all claims, demands, actions, liabilities, damages, or expenses (including reasonable attorneys' fees and costs) arising out of a claim of infringement, actual or alleged, direct or contributory, of any Intellectual Property rights in any way related to Contractor's performance under this Agreement or to the City's authorized intended or actual use of Contractor's product or service under this Agreement. This provision shall survive termination or expiration of this Agreement.

If any product or service becomes, or in the Contractor's opinion is likely to become, the subject of a claim of infringement, the Contractor shall, at its sole expense: (i) provide the City the right to continue using the product or service; or (ii) replace or modify the product or service so that it becomes non-infringing; or (iii) if none of the foregoing alternatives are possible even after Contractor's commercially reasonable efforts, in addition to other available legal remedies, City will have the right to return the product or service and receive a full or partial refund of an amount equal to the value of the returned product or service, less the unpaid portion of the purchase price and any other amounts, which may be due to the Contractor. City shall have the right to retrieve its data and proprietary information at no charge prior to any return of the product or termination of service.

10. Confidentiality.

- a. Contractor shall not acquire any ownership interest in data and information ("City Data") received by Contractor from City, which shall remain the property of the City. Certain information may be considered confidential ("Confidential Information"). Confidential Information shall mean all information or proprietary materials (in every form and media) not generally known to the public and which has been or is hereafter disclosed or made available directly or indirectly through any means of communication, either verbally or in writing that has been designated in writing as "Confidential" in connection with this Agreement. Unless otherwise required by law, Contractor shall not, without City's written permission, use or disclose City Data and/or Confidential Information other than in the performance of the obligations under this Agreement. As between Contractor and City, all City Confidential Information shall remain the property of the City. Contractor shall not acquire ownership interest in the City's Confidential Information.
- b. Contractor shall be responsible for ensuring and maintaining the security and confidentiality of City Data and Confidential Information, protect against any anticipated threats or hazards to the security or integrity of City Data and Confidential Information, protect against unauthorized access to or use of City Data and Confidential Information that could result in substantial harm or inconvenience to City or any end users; and ensure the proper return and/or disposal of City Data and Confidential Information upon termination of this Agreement with notice to the City.
- c. Contractor shall take appropriate action to address any incident of unauthorized access to City Data and Confidential Information, including addressing and/or remedying the issue that resulted in such unauthorized access, notifying City as soon as possible of any incident of unauthorized access to City Data and Confidential Information, or any other breach in Contractor's security that materially affects City or end users; and be responsible for ensuring compliance by its officers, employees, agents, and subcontractors with the confidentiality provisions hereof. Should confidential and/or legally protected City Data be divulged to unauthorized third parties, Contractor shall comply with all applicable federal and state laws and regulations, including but not limited to California Civil Code sections 1798.29 and 1798.82 at Contractor's sole expense. Contractor shall not charge City for any expenses associated with Contractor's compliance with these obligations.
- d. Contractor shall defend, indemnify and hold harmless City, its officials, officers, employees and agents against any claim, liability, loss, injury or damage (including attorneys' fee and costs) arising out of, or in connection with, the unauthorized use, access, and/or disclosure of City Data and/or Confidential

Information by Contractor and/or its agents, employees or sub-contractors, excepting only loss, injury or damage caused by the sole negligence or willful misconduct of the City. This provision shall survive the termination or expiration of this Agreement.

11. **Contractor's Records.** Contractor shall maintain accurate accounting records and other written documentation pertaining to the costs incurred relating to this Agreement for examination and audit by the City, State, or federal government, as applicable, during the period of this Agreement, and for a period of at least five years from the date of the final City payment for Contractor's services, or date of the termination of this Agreement, whichever is later. If Contractor engages a subcontractor to perform work related to this Agreement with a cost of \$10,000 or more over a 12 month period, such subcontract shall contain these same requirements. This provision shall survive the termination of this Agreement.
12. **California Public Records Act.** City is a public agency subject to the disclosure requirements of the California Public Records Act ("CPRA"). If Contractor's proprietary information is contained in documents or information submitted to City, and Contractor claims that such information falls within one or more CPRA exemptions, Contractor must clearly mark such information "Confidential and Proprietary," and identify the specific lines containing the information. In the event of a request for such information, City will make best efforts to provide notice to Contractor prior to such disclosure. If Contractor contends that any documents are exempt from the CPRA and wishes to prevent disclosure, it is required to obtain a protective order, injunctive relief, or other appropriate remedy from a court of law in Santa Cruz County before the City is required to respond to the CPRA request. If Contractor fails to obtain such remedy within the time the City is required to respond to the CPRA request, City may disclose the requested information without any liability to Contractor. Contractor further agrees that it shall defend, indemnify and hold City harmless against any claim, action or litigation (including but not limited to all judgments, costs, and attorney's fees) that may result from denial by City of a CPRA request for information arising from any representation, or any action (or inaction), by the Contractor.
13. **Compliance with Laws.** All activities of Contractor, its employees, subcontractors and/or agents will be carried out in compliance with all applicable federal, state, and local laws and regulations.
14. **Licensure.** Contractor warrants that Contractor, its subcontractors and/or agents (if any) has/have complied with any and all federal, state, and local licensing requirements and agrees to provide proof of a current City of Santa Cruz Business Tax Certificate if:
  - Contractor, its subcontractor(s) and agent(s) or its business is/are located in the City of Santa Cruz;
  - Will perform actual work in the City of Santa Cruz for 6 or more days annually; or
  - Will use company vehicles to deliver within the City of Santa Cruz for 6 or more days annually.For additional information and licensing requirements, view the City's Business Licenses and Permits webpage at: <https://www.cityofsantacruz.com/government/city-departments/finance/licenses-fees-and-taxes/business-licenses-and-permits> or call the Revenue and Taxation division at 831/420-5070.
15. **Living Wage.** Every contract for services to the City for \$10,000 or more, is subject to City of Santa Cruz Living Wage Ordinance number 2000-25. If applicable, Contractor agrees to comply with the requirements of the Living Wage ordinance as provided in Santa Cruz Municipal Code Chapter 5.10.
16. **Prevailing Wages for Public Work.** To the extent that the work or services to be performed under this Agreement may be considered a "public work" (construction, alteration, demolition, or repair work) pursuant and subject to Labor Code section 1720 *et seq.*, Contractor (and any subcontractor performing the work or services) shall conform to any and all prevailing wage requirements applicable to such work/and or services under this Agreement. Contractor (and any subcontractor) shall adhere to the prevailing wage determinations made by the Director of Industrial Relations (DIR) pursuant to California Labor Code Part 7, Chapter 1, Article 2, applicable to the work, if any. All workers employed in the execution of a public works contract (as such term

is defined California Labor Code section 1720 et seq. and section 1782(d)(1)) must be paid not less than the specified prevailing wage rates for the type of work performed. (CA Labor Code sections 1720, 1774 and 1782.) To the extent applicable to the scope of work and services under this Agreement, Contractor agrees to be bound by the state prevailing wage requirements, including, but not limited to, the following:

- a. If a worker is paid less than the applicable prevailing wage rate owed for a calendar day (or any portion thereof), Contractor shall pay the worker the difference between the prevailing wage rate and the amount actually paid for each calendar day (or portion thereof) for which the worker(s) was paid less than the prevailing wage rate, as specified in Labor Code section 1775;
- b. Contractor shall maintain and make available payroll and worker records in accordance with Labor Code sections 1776 and 1812;
- c. If Contractor employs (and/or is legally required to employ) apprentices in performing the work and/or services under this Agreement, Contractor shall ensure compliance with Labor Code section 1777.5;
- d. Contractor is aware of the limitations imposed on overtime work by Labor Code sections 1810 *et seq.* and shall be responsible for any penalties levied in accordance with Labor Code section 1813 for failing to pay required overtime wages;
- e. Contractor shall post a copy of the applicable wage rates at each jobsite at a location readily available to its workers.
- f. Any failure of Contractor and/or its subcontractor to comply with the above requirements relating to a public work project shall constitute a breach of this Agreement that excuses the City's performance of this Agreement at the City's sole and absolute option and shall be at the sole risk of Contractor. Contractor on behalf of itself and any subcontractor, agree to indemnify, defend and hold harmless the City and its officials, officers, employees, and agents from and against any and all claims, liabilities, losses, costs, expenses, attorney's fees, damages, expenses, fines, financial consequences, interest, and penalties, of any kind or nature, arising from or relating to any failure (or alleged failure) of the Contractor and any subcontractor to pay prevailing wages or to otherwise comply with the requirements of prevailing wage law relating to a public work.
- g. Contractor acknowledges that it and/or any sub-contractor may not engage in the performance of any contract for public work unless currently registered with the DIR and qualified to perform public work pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

17. Storm Water Requirements. To the extent applicable to the Scope of Work under this Agreement, Contractor, Contractor's employees, subcontractors, and agents are required to abide by the applicable City of Santa Cruz Storm Water Best Management Practices (BMPs) for the duration of the work. The City's mandatory Storm Water BMPs, which are listed according to the type of work, operations, or business, are located on the City website at: <https://www.cityofsantacruz.com/government/city-departments/public-works/stormwater/best-management-practices>

18. Dispute Resolution. The Parties agree to attempt in good faith to resolve through negotiation any dispute, claim or controversy arising out of or relating to this Agreement. Either party may initiate negotiations by providing written notice in letter form to the other party, setting forth the subject of the dispute and the relief requested. Promptly upon such notification, the Parties shall meet at a mutually agreeable time and place in order to exchange relevant information and perspective, and to attempt to resolve the dispute. In the event that no resolution is achieved, and if, but only if, the parties mutually agree, then prior to pursuing formal legal action,

the parties shall make a good faith effort to resolve the dispute by non-binding mediation or negotiations between representatives with decision-making power, who, to the extent possible, shall not have had substantive involvement in the matters of the dispute. To the extent that the dispute involves or relates to a public works project, the Parties agree to attempt to resolve the dispute by complying with the claims process as set forth in Public Contract Code section 9204(e), but without waiving the requirements of the California Tort Claims Act, Gov't Code section 800 et seq. unless otherwise agreed to by the Parties.

19. Force Majeure. Neither party hereto shall be considered in default in the performance of its obligation hereunder to the extent that the performance of any such obligation is prevented or delayed by an act of God, natural disaster, pandemic, acts of terrorism, war, or other peril, which is beyond the reasonable control of the affected party and without the negligence of the respective Parties. Each party hereto shall give notice promptly to the other of the nature and extent of any Force Majeure claimed to delay, hinder or prevent performance of the services under this Agreement. Each Party will, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and will, upon the cessation of the cause, diligently pursue performance of its obligations in this Agreement. In the event either party is prevented or delayed in the performance of its respective obligation by reason of such Force Majeure, the only remedy is that there may be an equitable adjustment of the schedule based on City's sole discretion.
20. Complete Agreement. This Agreement, along with any attachments, is the full and complete integration of the Parties' agreement with respect to the matters addressed herein, and that this Agreement supersedes any previous written or oral agreements between the Parties with respect to the matters addressed herein. Unless otherwise stated, to the extent there is any conflict between this Agreement and any other agreement (written or oral), the terms of this Agreement shall control.
21. Severability. The unenforceability, invalidity or illegality of any provision(s) of this Agreement shall not render the other provisions unenforceable, invalid or illegal.
22. Waiver. Waiver by any party of any portion of this Agreement shall not constitute a waiver of the same or any other portion hereof.
23. Governing Law. This Agreement shall be governed by and interpreted in accordance with California law.
24. Contract Interpretation. Each party acknowledges that it has reviewed this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.
25. MacBride Principles/Peace Charter. City of Santa Cruz Resolution NS-19,378 (7/24/90) encourages all companies doing business in Northern Ireland to abide by the MacBride Principles and Peace Charter.
26. Notices. If either party shall desire or is required to give notice to the other such notice shall be given in writing, via email and concurrently delivered by overnight Federal Express [or priority U.S. Mail], addressed to recipient as follows:

**To CITY:**

City Manager's Office  
Lisa Murphy, Deputy City Manager  
809 Center St., Rm 207  
Santa Cruz, CA 95060  
[lmurphy@cityofsantacruz.com](mailto:lmurphy@cityofsantacruz.com)  
831-420-5042

**To CONTRACTOR:**

The Association of Faith Communities (AFC)  
Judy Hutchison  
532 Center Street  
Santa Cruz, CA 95060  
[director@afcsantacruz.org](mailto:director@afcsantacruz.org)  
831-226-4788

Changes to the above information shall be given to the other party in writing ten (10) business days before the change is effective.

27. Counterparts. The Parties may execute this Agreement in two or more counterparts, which shall, in the aggregate, be deemed an original but all of which, together, shall constitute one and the same instrument. A scanned, electronic, facsimile or other copy of a party's signature shall be accepted and valid as an original.
28. Warranty of Authority. The signatories to this Agreement warrant and represent that each is authorized to execute this Agreement and that their respective signatures serve to legally obligate their respective representatives, agents, successors and assigns to comply with the provisions of this Agreement.

[SIGNATURES ON FOLLOWING PAGE]



Approved As To Form:

By: \_\_\_\_\_ Date: \_\_\_\_\_

Office of the City Attorney

THE ASSOCIATION OF FAITH COMMUNITIES

By: \_\_\_\_\_ Date: \_\_\_\_\_

Printed: \_\_\_\_\_ Title: \_\_\_\_\_

CITY OF SANTA CRUZ

By: \_\_\_\_\_ Date: \_\_\_\_\_

Matthew Huffaker  
City Manager

## EXHIBIT A: SCOPE OF WORK

## SCOPE OF WORK OVERVIEW

The City of Santa Cruz (CITY) is entering into a contract with The Association of Faith Communities (AFC), A California Corporation (CONTRACTOR), to operate a Safe Parking Program for unsheltered individuals living in their vehicles.

CONTRACTOR shall operate a 24-hour emergency safe parking program, 7 days per week, located at 301 Armory Road in Santa Cruz. The safe parking program will be sited at the Armory north parking lot (within the fenced area) for up to 25 oversized vehicles. Services will include safe and secure parking spots; access to bathroom and shower amenities; and case management aimed at permanent housing exit-focused linkages and referral services.

## PERFORMANCE MEASUREMENTS

What Services Will Be Provided?	How Well Will Services Be Provided?	What Change Will Result?
A minimum of 20 unduplicated individuals will receive program services per day/night during the contract period.	<p>100% of enrolled individuals shall have a completed assessment and entry into HMIS within 14 days of program enrollment.</p> <p><i>Data Collection Tools:</i> Monthly client reports &amp; Homelessness Management Information System (HMIS)</p>	<p>20% of program participants will exit homelessness to a permanent housing destination within 12 months.</p> <p>60% of program participants will have become housing ready within 12 months.</p> <p>70% of program participants will have a documented instance of overcoming a housing barrier within 4 months of entering the program.</p> <p><i>Data Collection Tool:</i> HMIS</p>

## SERVICE PRINCIPLES

CONTRACTOR shall ensure the program adheres to Housing First, Trauma Informed Care, and Harm Reduction principles:

## HOUSING FIRST

- CONTRACTOR shall conduct all emergency sheltering activities in adherence with the principals of Housing First.
- There are no requirements for sobriety, income, adherence to substance use treatment, or mental health treatment in order to receive shelter services. The focus is on shelter as a step towards permanent housing. CONTRACTOR shall work to ensure addiction and mental health issues do not become barriers to participation in the program, and that referrals are given to recovery providers for those that wish to seek help in confronting their behavioral health challenges.

## TRAUMA INFORMED CARE (TIC)

- TIC in a shelter is important because individuals currently experiencing homelessness are more likely to have experienced traumatic incidents in their lifetime than people in the general population. CONTRACTOR response to behavioral incidents shall be guided by TIC principles and practice.

#### HARM REDUCTION

- CONTRACTOR shall not mandate abstinence from drugs and alcohol or require treatment for mental health symptoms or substance use as a requirement for program eligibility. Responses to participant situations focus on behaviors related to the health and safety of the individual, other participants and staff in the shelter, and the intent is to keep someone in shelter safely while also ensuring the safety of staff and other shelter participants. Exits due to behavior are reserved for only the most severe incidents or when there are multiple incidents that continue to jeopardize the health and safety of participants and staff.
- All harm reduction principles contained in this AGREEMENT are subject to the following: CONTRACTOR shall not permit any alcoholic beverage and/or illicit substances to be offered for sale, stored, given away or otherwise disposed or consumed on any public areas of site, nor shall CONTRACTOR permit any use of tobacco products on any part of the site within twenty (20) feet of entrances, doorways or opening windows, and then only in a controlled area under CONTRACTOR supervision.

#### CITY RESPONSIBILITIES

1. CITY shall be responsible for the requisite infrastructure at the Armory north parking lot site for CONTRACTOR to provide the services described in this scope of work including sanitation and hygiene facilities.
2. CITY will provide maintenance of the site/structures as well as cover utility costs and responsibilities for the site, including refuse service.

#### CONTRACTOR RESPONSIBILITIES

1. CONTRACTOR shall:
  - a. Ensure the safe parking program operates on a 24 hours/day, 7 days/week basis.
  - b. Provide all shelter participants with case management services including housing navigation and connection to County services
  - c. Not allow participants to congregate in a group or be outside between 10:00 pm. and 6:00 am.
  - d. Provide each participant a defined space and minimize personal belongings to allow for ingress and egress of guests and staff.

3. CONTRACTOR shall ensure that all participants with physical limitations receive the personal assistance needed for personal care needs, such as cleaning, bathing, moving into or out of wheelchairs, or changing clothes, as well as getting into/out of transportation vehicles.
4. CONTRACTOR shall ensure that all shelter participants are able to safely access and use all amenities at or brought to the site, such as portable toilets, hand washing stations and showers.
5. CONTRACTOR shall ensure that its safe parking program has Policies and Procedures that at a minimum include:
  - a. Shelter layout that meets all applicable government zoning and building requirements
  - b. Shelter requirements
  - c. Safety procedures
  - d. Parking policies
  - e. Neighborhood interface procedures
  - f. Shower policies
  - g. Janitorial/storage expectations
  - h. Armory requirements to be met by Contractor
  - i. Written plan for responding to first aid and health emergencies including basic first aid supplies accessible on site
  - j. Written evacuation plan for emergencies, i.e. Fire, Earthquake.
    - i. Organizational Chart depicting CONTRACTOR reporting structure and contact information for CONTRACTOR management personnel to be called for different types of problems, i.e. facilities, client behavior, emergency, etc.
    - ii. Shelter staff position descriptions, responsibilities and expectations
    - iii. Information on required Service Principles as indicated in this contract
    - iv. Information on connections to mainstream services, referral and priority eligibility
6. CONTRACTOR shall ensure its staff can readily access Shelter Program Policies and Procedures for consistency and clarity in conducting contracted services.
7. CONTRACTOR shall maintain a healthy environment.

- a. CONTRACTOR shall refer any participant with a suspected or known infectious disease to the Homeless Persons Health Project (866-731-HPHP).
  - b. CONTRACTOR shall immediately notify City of any incidents that resulted in a call to 911, including the nature of the call and the outcome of the incident by contacting Larry Imwalle [limwalle@cityofsantacruz.com](mailto:limwalle@cityofsantacruz.com) or (831) 420-5405.
8. CONTRACTOR shall utilize identified systems for data collection and reporting, as well as participant and program assessment and evaluation. Systems shall be approved by the Manager, and reports from the system shall be provided to the CITY upon request.
  9. CONTRACTOR shall take necessary steps to ensure participants do not create or their conduct constitute a nuisance in the immediate vicinity of the site.
  10. CONTRACTOR shall ensure that pets of participants occupying the site are prohibited inside the Armory, except for those meeting the definition of service animal, defined under Title II and II of the ADA as limited to dogs individually trained to do work or perform tasks for the benefit of an individual with a disability, including, physical, sensory, psychiatric, intellectual, or other mental disability.
  11. CONTRACTOR shall not drive any nails, tacks, pins, or other objects into the walls, ceilings, partitions, windows, woodwork, or other part of buildings or structures on site, nor change in any manner or move any fixture on site or make any alterations or changes to site without prior written consent of the CITY.
  12. Upon expiration or termination of this AGREEMENT, CONTRACTOR shall remove all decorations, display, signs or equipment from the site.

#### **COVID-19 TEMPORARY EMERGENCY SHELTER IN PLACE PROVISIONS**

1. During the duration of the COVID-19 public health emergency, CONTRACTOR shall maintain a healthy, virus free environment by ensuring all shelter participants and staff comply with County COVID-19 prevention and containment protocols and shall follow County protocols if any positive cases of COVID-19 among participants or staff occur. CONTRACTOR shall comply with specific health orders for shelter operations issued by federal, state, or county public health authorities.
2. CONTRACTOR shall ensure that staff have access to the Santa Cruz County COVID-19 Shelter Guidance and that staff receive appropriately skilled and knowledgeable regarding COVID-19 health safety protocols and have adequate access to personal protective equipment to ensure the health and safety of staff and participants.
3. During the duration of the COVID-19 public health emergency CONTRACTOR shall:
  - a. Provide clear COVID-19 information to shelter participants, related to restrictions and limitations required for safe sheltering during the COVID-19 SIP response period.

- b. Enforce participant compliance with restrictions and limitations required of them for participating in the program.
- c. Offers the following to shelter participants during COVID-19 SIP daytime shelter hours, including:
  - i. Access to computer tablets so that participants may contact service providers and explore housing opportunities with the assistance of daytime shelter staff when assistance is needed.
  - ii. Medical screening to check for COVID-19 symptoms, per the County of Santa Cruz COVID-19 prevention and containment protocols
    - If a need to quarantine is determined as a result of symptomatic medical screening or exposure to COVID-19 per County COVID-19 prevention and containment protocols, the symptomatic or exposed individual shall be isolated or quarantined on site until the individual can be transported to a separate medical isolation or quarantine site.
- d. Ensures necessary transportation is provided for essential trips such as medical/behavioral health appointments and laundry, during COVID-19 SIP daytime shelter hours

#### **PERSONNEL & SITE SUPERVISION**

1. CONTRACTOR shall recruit, hire and maintain minimum staffing levels as specified in “Exhibit B – Budget” at a skill set sufficient to perform all the duties required to work with referred or identify potentially eligible participants and ensure the following are accomplished:
  - Assessment of all safe parking applicants
  - Safe parking participants’ entrance to and exit from the program happen in a coordinated manner
  - Appropriate oversight of safe parking operations to ensure the health and safety of participants and staff
2. CONTRACTOR shall ensure all paid and volunteer staff are instructed on CONTRACTOR’s program policies and procedures, and that a policy and procedures manual is available on site.

#### **CONNECTION TO ADDITIONAL SERVICES**

1. CONTRACTOR shall ensure all participants receive a SMART PATH assessment, and that information on participants is entered into HMIS.
2. CONTRACTOR shall refer and link participants with appropriate community-based resources and programs to meet needs identified during the intake and assessment process. CONTRACTOR shall work to ensure participants attain resources to which they were referred by program staff.

3. CONTRACTOR shall ensure that participants receive transportation linkage and referral assistance when necessary to obtain appropriate community resources and support.

- To assist participants with disabilities to access transportation assistance, CONTRACTOR shall contact The Lift Line (<https://communitybridges.org/liftline/>) for disabled transportation assistance services or a similar free transportation service.

## **TRANSPORTATION**

A transportation shuttle already exists at the program site. The shuttle program is currently operated by the Salvation Army, funded by the CITY. The CITY will work with the Salvation Army to scale up the shuttle program as needed to accommodate the safe parking program participants. Should the Salvation Army no longer operate a program at this site, the CITY will work with the CONTRACTOR to determine appropriate next steps to continue the operation of the shuttle.

## **SYSTEMS FOR DATA COLLECTION**

CONTRACTOR shall utilize the following approved systems for data collection and reporting, as well as participant and program assessment and evaluation.

### **HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS)**

1. CONTRACTOR shall utilize HMIS as the agreed upon collaborative system for program and participant data collection and reporting.
2. CONTRACTOR shall complete HMIS data entry for each participant that includes information sharing authorization, new client entry if needed, program intake, SMART PATH assessment, participant update information, participant referral information, and participant exit information.

## **REFERRALS, ELIGIBILITY AND PRIORITY CRITERIA**

### **BASIC REFERRAL CRITERIA**

1. CONTRACTOR shall accept referrals of participants from the CITY. CONTRACTOR shall prioritize referrals from the CITY, but may also accept referrals from the SMART PATH Coordinated Entry System (CES), from County agencies, and from local non-profits in the event there are available spaces
2. CONTRACTOR shall ensure that all participants are provided information about the Homeward Bound program and offered Homeward Bound as a diversion option at program intake.

### **BASIC ELIGIBILITY CRITERIA FOR SHELTER SERVICES**

The basic eligibility for entry into the program, as established by CITY, is that participants are living in their vehicles while experiencing homelessness (literally homeless, unsheltered other than vehicle).

## **REPORTING AND COORDINATION REQUIREMENTS**

1. CONTRACTOR shall immediately notify CITY of any significant issues with program participants; time is of the essence. Significant issues include but are not limited to disciplinary or safety issues that impact participants' program stay.

2. Training: CONTRACTOR shall ensure that personnel listed under “Exhibit B – Budget” are appropriately trained in Housing First, HMIS, SMART PATH CES, Trauma Informed Care, Harm Reduction, to facilitate their ability to utilize evidence-based Housing First and other best practices.

## **INVOICES**

1. CONTRACTOR shall provide monthly invoices, using a template provided by the CITY, to document services costs based on the budget detailed in this scope of work and the attached Exhibit B - Budget document.
2. Monthly invoices shall be submitted via email to CITY authorized staff (Megan Bunch [mbunch@cityofsantacruz.com](mailto:mbunch@cityofsantacruz.com)) within 10 calendar days following the end of the month in which the services were provided.

## **BACK UP DOCUMENTATION AND REPORTING**

1. CONTRACTOR shall provide required backup documentation on monthly contracted activities along with monthly invoices when submitted.
2. CONTRACTOR shall utilize the HMIS to enter, track and measure data on each participating individual, based on the Performance Measurement outcomes stated in this scope of work.
3. CONTRACTOR shall utilize monthly reports and other reports as needed, to enter, track and measure data not already captured within HMIS, based on the Performance Measurement outcomes stated in this scope of work.
4. CONTRACTOR is responsible for providing monthly reports, by the 15<sup>th</sup> of the subsequent month, to include Performance Measurement outcomes and:
  - Census of participants (number of new and returning, and days of stay)
  - Participant demographics (age, gender, race & ethnicity)
  - Location of last permanent housing (City, zip code)
  - Identified needs
  - Space capacity/utilization
  - Staffing capacity
  - Number of participants exiting the program and reason for exiting
  - County services (and non-profit organization) that have provided services onsite
  - List of incident reports (if any)

## **SCOPE OF WORK OR BUDGET MODIFICATION**

1. Changes to the budget, including transfers between budget categories within a specific fiscal year may be made only through a budget modification, which must be requested to the CITY in writing by the CONTRACTOR in advance of the modification, providing the transfer is less than 30% (cumulative), is within a single budget suffix of the approved budget, and is within the total original fiscal year budget.



2. Budget modification requests must be received no later than May 15th of the fiscal year in which the budget modification is applicable and must have prior approval by CITY authorized staff to be approved.

## **ADDITIONAL TERMS AND CONDITIONS**

1. **Corrective Action:** CONTRACTOR shall perform the agreed upon services detailed in this scope of work, submit timely invoices and reports, and work to meet agreed upon outcomes as detailed herein. CONTRACTOR failure to provide any of these agreed upon terms may result in a Corrective Action request. Corrective Action requests will specify ongoing problems in the performance of these contract terms and a deadline by which to rectify problems and will also require the CONTRACTOR to submit a brief Corrective Action Plan detailing how ongoing problems will be resolved. Failure to adequately address steps outlined in the Corrective Action Plan may result in the withholding of payment on invoices and/or termination of the contract.
2. **Federal Funding:** CONTRACTOR certifies they are not suspended, debarred or proposed for debarment from receiving federal funds; declared ineligible to receive federal funds; or voluntarily excluded from participation in covered transactions by any federal department or agency.
3. **Uninterrupted Provision of Services:** In order to maintain uninterrupted services under this agreement, the CONTRACTOR shall ensure that the budgeted staffing for the contracted services are maintained, which includes providing coverage for staff vacancies or leaves of more than two weeks. Additionally, CONTRACTOR program and direct service staff must be replaced within 90 days of the start of staffing vacancies.
4. **Notification of Personnel Changes:** In the event of key personnel changes or leaves of more than two weeks for positions funded by this agreement (e.g., program manager or assistant program manager), the CONTRACTOR shall report changes to the CITY within 10 business days of occurrence.
5. **Instruction:** The CONTRACTOR shall provide this Scope of Work to all of its employees who conduct activities under this contract, so that CONTRACTOR staff clearly understands expected activities per this agreement. The CONTRACTOR will train any new employees who work in any capacities related to the provisions of this contract, in the requirements of this contract.
6. **Publicity and Outreach:** The CONTRACTOR agrees to obtain CITY approval prior to use for all contracted program marketing materials, including but not limited to flyers, brochures, written success stories, social media posts, and website information. The CONTRACTOR shall ensure that the CITY logo and name are included on all contracted program marketing materials and will obtain these directly from CITY authorized staff for approved uses.
7. **Media Inquiries:** Should the CONTRACTOR receive press/media inquiries regarding the services provided through this contract, the CONTRACTOR shall notify the CITY's Public Information Officer (PIO) of the inquiry, at [esmith@cityofsantacruz.com](mailto:esmith@cityofsantacruz.com) or at 831-420-5016. Press/media may also be referred directly to the PIO for additional information.



## EXHIBIT B: EXHIBIT B: FEE SCHEDULE

The total amount payable under this agreement shall not exceed \$392,348.00.

Program participation will vary due to a number of factors. This variation in Program participation will impact the costs associated with Program operation. The approved Program budget (Exhibit D) is based on maximum participation of 22 vehicles. Should participation be lower, the Program costs, and therefore, Contractor invoices, will also be lower. It is therefore necessary that the Contractor provide accurate monthly reports and invoice monthly based on the associated costs incurred.

Contractor will invoice the City on or before the 15<sup>th</sup> of each month. Monthly invoices should include the following information and costs:

- Average number of Program participants for the invoicing month
- Payroll costs with staff levels/hours for the invoicing month
- Supply costs with list of supplies purchased to support the Program during the invoicing month

## EXHIBIT C: INSURANCE REQUIREMENTS

**A. CERTIFICATE REQUIREMENTS**

The City will be issued a Certificate of Insurance (a Memorandum of Understanding will not be accepted) with the following minimum requirements:

- Certificate(s) will show current policy number(s) and effective dates,
- Coverage and policy limits will meet, or exceed, requirements below,
- The Certificate Holder will be City of Santa Cruz, Risk Management, 333 Front Street., Suite 200, Santa Cruz, CA 95060,
- Certificate will be signed by an authorized representative,
- An endorsement will be provided to show the City, its officers, officials, employees, agents, and volunteers as additional insureds, and
- Coverages must be maintained during the term of the Agreement with the City, Unless a longer duration is required.

**B. MINIMUM SCOPE AND LIMITS OF INSURANCE**

Contractor acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. If Contractor maintains broader insurance coverage and/or higher limits than the minimums shown below, the City of Santa Cruz requires and shall be entitled to the broader insurance coverage and/or higher limits maintained by Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City of Santa Cruz. Coverage will be at least as broad as:

- **COMMERCIAL GENERAL LIABILITY (CGL): \$2,000,000 PER OCCURRENCE; \$2,000,000 AGGREGATE**  
Proof of coverage for \$2 Million per occurrence including products and completed operations, property damage, bodily injury, personal and advertising injury will be provided on Insurance Services Office (ISO) Form CG 00 01 covering CGL. If a general aggregate limit applies, either the general aggregate limit will apply separately to this project/location or the general aggregate limit will be at least twice the required occurrence limit.
- **PROFESSIONAL LIABILITY (ERRORS AND OMISSIONS): \$2,000,000 PER OCCURRENCE OR CLAIM, \$2,000,000 AGGREGATE.**

Contractor will maintain insurance appropriate to Contractor's profession; with limit no less than \$2,000,000 per occurrence or claim, \$2,000,000 aggregate. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after date of completion of the services under this Agreement. If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date or start of work date, Contractor must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

- **AUTOMOBILE LIABILITY:**  
Proof of coverage for \$1,000,000 provided on ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), per accident for bodily injury and property damage.
- **WORKERS' COMPENSATION AS REQUIRED BY THE STATE OF CALIFORNIA, WITH STATUTORY LIMITS, AND EMPLOYER'S LIABILITY INSURANCE: \$1,000,000 per accident for bodily injury or disease.**  
The Worker's Compensation policy must be **endorsed** with a waiver of subrogation in favor of the City for all work performed by the Contractor and its employees.

## OTHER INSURANCE PROVISIONS

The insurance policies are to comply with the following provisions:

- **ADDITIONAL INSURED STATUS**  
The City, its officers, officials, employees, agents, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage will be provided in the form of an **endorsement** to Contractor's insurance at least as broad as ISO Form CG 20 10 11 85, or if not available, through the addition of **both** CG 20 10 CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 (if a later edition is used).
  - **PRIMARY COVERAGE**  
For any claims related to this Agreement, Contractor's insurance coverage will be **primary** insurance as respects the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents, or volunteers will be excess of Contractor's insurance and will not contribute with it.
  - **NOTICE OF CANCELLATION**  
Each insurance policy required above shall state that the coverage shall not be canceled, except with notice to the City.
  - **WAIVER OF SUBROGATION**  
Contractor hereby grants to the City a waiver of any right to subrogation, except as otherwise not applicable, which any insurer of said Contractor may acquire against the City by virtue of the payment of any loss, including attorney's fees under such insurance. Contractor agrees to obtain any endorsement that may be necessary to effectuate this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.
  - **EXCESS LIABILITY/UMBRELLA INSURANCE POLICIES**  
The excess/liability policies will provide similar coverage as the primary CGL policy with no new exclusions - Excess liability insurance must **follow form** the terms, conditions, definitions, and exclusions of the underlying CGL insurance. The excess/umbrella policy must also be written on a primary and noncontributory basis for an additional insured, and that it will apply before any other insurance that is available to such additional insured which covers that person or organization as a named insured, and we will not share with that other insurance.
- The policy regarding Limits of Insurance regarding Aggregates must provide that the aggregate limits if applicable shall apply in the same manner as the aggregate limits shown in the Schedule of the Underlying Insurance.
- **SELF-INSURED RETENTIONS**  
Self-insured retentions must be declared to and approved by the City. City may require Contractor to purchase coverage with a lower retention or provide proof of ability to pay losses and related expenses. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.
  - **ACCEPTABILITY OF INSURERS**  
Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the City.
  - **CLAIMS MADE POLICIES**  
If any of the required policies provide coverage on a claims-made basis:

1. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
3. If coverage is canceled or non-renewed, and not *replaced with another claims-made policy form with a Retroactive Date* prior to the contract effective date, the Contractor must purchase “extended reporting” coverage for a minimum of *five (5)* years after completion of contract work.

- **VERIFICATION OF COVERAGE**

Contractor will furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL Policy listing all policy endorsements to be approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning will not waive the Contractor’s obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

**C. SUBCONTRACTORS**

Contractor shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that City is an additional insured on insurance required from subcontractors.

**D. SPECIAL RISKS/CIRCUMSTANCES**

City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances and provide notice to Contractor.

## EXHIBIT D: APPROVED PROGRAM BUDGET

	FTE	Per hour	Month	Year
Case Manager	1.00	25	4,333.33	52,000.00
Site Organizer	1.00	35	6,066.67	72,800.00
Program Manager/ED	1.00	35	6,066.67	72,800.00
Intern	0.625	20	2,166.67	26,000.00
<b>Subtotal Staffing</b>			<b>18,633.33</b>	<b>223,600.00</b>
Benefits & Payroll	30%		5,590.00	67,080.00
<b>Total Salaries &amp; Benefits</b>			<b>24,223.33</b>	<b>290,680.00</b>
Supplies & first aid kits			650.00	7,800.00
Towing			600.00	7,200.00
Computers, Tablets & Accessories			583.33	7,000.00
Training			333.33	4,000.00
Insurance			1,666.67	20,000.00
<b>Facilities Total</b>			<b>3,833.33</b>	<b>46,000.00</b>
<b>Discretionary Fund</b>			1,666.67	20,000.00
<b>Subtotal</b>			<b>29,723.33</b>	<b>356,680.00</b>
Agency Fee (10%)			2,972.33	35,668.00
<b>Grand Total</b>			<b>32,695.67</b>	<b>392,348.00</b>
Per active client			1,634.78	19,617.40
Per active client per day				53.75
<b>Active Clients</b>				<b>20</b>



## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Economic Development

**SUBJECT:** Award Contract for Graffiti Abatement Services (ED)

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**RECOMMENDATION:** Motion to accept the bid from Graffiti Protective Coatings, Inc. for graffiti abatement services in the amount of \$125,000 and authorize the City Manager to execute an agreement, in a form approved by the City Attorney, with Graffiti Protective Coatings, Inc.

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**BACKGROUND:** In 2003 the Redevelopment Agency established a graffiti abatement program using volunteers and a private contractor to remove graffiti. Over the years the number of reports for graffiti removal increased and it became more efficient to contract out for graffiti abatement services. Since 2006 Parks and Recreation, Public Works, Economic Development and the Water Department have contributed funds for graffiti removal services and Economic Development has solicited bids for the graffiti abatement services contract. The City issued an Invitation for Bids on April 19, 2022.

**DISCUSSION:** Graffiti Protective Coatings, Inc. (GPC) has been the City's abatement contractor for over ten years and has provided excellent graffiti abatement services. They have responded to work orders in a timely fashion. From January 2022 to March 2022, GPC has responded to 1093 tags.

GPC not only removes graffiti but also restores surfaces to their original condition. When paint is used for removal, they provide a 99% paint color match. In 2019, GPC worked with City staff to integrate the City's Community Request Service Portal (CRSP) with their abatement tracking system. GPC invested time and resources to ensure that the reporting and tracking systems were fully integrated. This system allows full access and automatic data transfer to log work orders by address, description, property type, surface, removal method, size, moniker and pictures, and also allows the data to easily be shared and tracked. This improved reporting system integration has led to greater program efficiency.

By the close of the competitive bid period on May 5, 2022, only one submission has been received. The proposal was from GPC. GPC had not raised their charge since 2018. For 2023, their proposal was for an increase of 32%. In further negotiation with staff, GPC agreed to lower this bid to a 10% increase, in exchange for language in the contract for optional annual extensions with a price increase based on an agreed Consumer Price Index (CPI) with a cap of 7% increase in any year. The contract also provides for two annual renewal options if agreed upon by the parties.



**FISCAL IMPACT:** Parks and Recreation, Public Works, Economic Development and Water Departments have included funds totaling \$125,000 for this service in the FY 2023 budget.

**Prepared By:**  
Kathryn Mintz  
Development Manager

**Submitted By:**  
Bonnie Lipscomb  
Director of Economic  
Development

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**  
None.



## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Economic Development

**SUBJECT:** Equitable Community Revitalization Grant Program – Authorization to Apply for and Accept Grant Awards for the Pacific Station South, Jessie Street Marsh, and Lower Main Meadow, Pogonip Open Space Projects (ED)

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**RECOMMENDATION:** Resolution authorizing and directing staff to apply for and accept grant funds for three separate applications to the California Department of Toxic Substances Control (DTSC) for the Equitable Community Revitalization Grant (ECRG) Program to assist with soils investigation and/or hazardous materials remediation for each of the Pacific Station South, Jessie Street Marsh, and the Lower Main Meadow, Pogonip Open Space project sites. (Attachments 1-3), and authorizing the City Manager to execute any agreements or documents necessary for acceptance and implementation of the grant(s).

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**BACKGROUND:** In 2021, Gov. Gavin Newsom signed legislation known as the Cleanup In Vulnerable Communities Initiative (CVCI), allocating \$500 million to expedite the cleanup and beneficial reuse of properties contaminated by hazardous substances. Under the CVCI, priority is given to properties in historically vulnerable and disadvantaged communities. The Department of Toxic Substances Control (DTSC) Office of Brownfields will provide more than \$250 million in grants from the CVCI through the California Equitable Communities Revitalization Grant (ECRG) to incentivize cleanup and investment in disadvantaged areas.

ECRG prioritizes state investment in projects that reduce environmental threats to vulnerable and disadvantaged communities through projects identifying or addressing contamination from hazardous materials. Funds are available on a competitive basis to local communities, non-profits, special districts, and tribes. Projects eligible for funding include:

- 1) Community-Wide Assessments (CWA) to obtain information about environmental conditions at four or more sites within a study area.
- 2) Site-specific Environmental Investigation and/or cleanup planning at a specific site that is slated for reuse.
- 3) Site-specific Environmental Cleanups. This includes planning, implementation and reporting costs for the environmental cleanup, pilot tests and sampling/analysis to design the cleanup, public engagement and cleanup-related California Environmental Quality Act (CEQA) activities.

To be considered for funding, projects must meet one of the following criteria:

- (1) CalEnviroScreen 3.0 (CES) score greater than 75%

- (2) Provide a direct benefit to Native American Tribes; or,
- (3) Demonstrate a site reuse benefit to under-served populations.

CES 3.0 is a California Office of Environmental Health Hazard Assessment online mapping tool which provides a percentile ranking for every census tract in the state, reflecting the negative social and environmental factors impacting that census tract in relation to every other census tract population in California. The City's projects did not meet the target criteria for numbers 1 and 2. Nevertheless, City staff conferred with DTSC and the projects are eligible for funding because they provide exceptional public benefit to disadvantaged communities, and, depending on the types of projects received through the competitive process, have the potential to score favorably. However, it should be noted that the scoring criteria heavily weights criteria 1 and 2.

ED and P&R each submitted applications to ECRG and collaborated on the process, but due to short notice and current capacity limitations neither department was able to seek Council authorization prior to the submittal deadline of April 4, 2022. Pursuant to Administrative Procedure Order I-17, staff is now seeking authorization for these applications and for acceptance of grant funds, should they be awarded. No local match is required for this grant program, but existing project funding leveraged for redevelopment is considered in the scoring. The project sites are discussed in more detail in the following section. In addition, the City's development partner First Communities Housing, applied to ECRG independently for Pacific Station North, but received review and support from ED staff for that application.

**DISCUSSION:** Santa Cruz has often struggled to secure brownfield cleanup funding due to low scoring on CES. ECRG however, is tailored to also reward projects which significantly benefit tribes and low-income or disadvantaged communities; provided those projects can demonstrate project readiness, have a plan to reuse the site, and a clear public benefit.

Santa Cruz has numerous City owned sites with environmental contamination in need of remediation. Many of these sites, like Skypark and Pacific Station, have long been planned for sale or redevelopment. Yet, the uncertainty and cost of addressing on-site contamination remains a significant hurdle to future uses. Discoveries of contamination at Jessie Street Marsh and Pogonip Open Space also necessitate environmental assessment, planning, and cleanup work. Given these needs and the complexity of remediation projects, staff often collaborates on cleanup efforts. At the Pogonip Lower Main Meadow for instance, ED secured and P&R implemented a Targeted Site Investigation (TSI) grant from DTSC, which has progressed environmental assessment of the site to a stage where a detailed cleanup plan and permitting are now needed.

After review of eligible contaminated sites currently planned for reuse, as well as discussions with DTSC and their consultant, City staff applied for ECRG grant funds at the three sites outlined below. The ECRG grant program is beneficial to these projects for several reasons. For one, the total funding amount is greater than other programs and can fund the remediation at Pacific Station South. For another, the funding allows for necessary tasks that are not typically eligible for funding such pre-construction work like developing plans, undertaking CEQA review, and paying permit fees. These activities are greatly needed for the Jessie Street Marsh and Pogonip Open Space projects. Funding must be utilized by June 2024, and project scopes were developed to ensure they could meet timeline requirements.

Pacific Station South – ED requested up to about \$859,000 to assist its development partner, For the Future Housing, with costs related to remediation of onsite contamination. Contamination on

the Pacific Station South site is primarily related to former automobile uses and remediation of gas plumes from leaking underground storage tanks, which had been previously removed but not remediated to residential standards now required for the affordable housing project. Eligible costs include project management, demolition, site clearance and abatement, and installation of a vapor inclusion barrier system to mitigate the risk of underground gas intrusion into the project.

Lower Main Meadow, Pogonip Open Space – P&R requested \$387,600 to prepare a shovel-ready remediation plan for the Lower Main Meadow at Pogonip. Much of the Lower Main Meadow is covered with lead and polycyclic aromatic hydrocarbons from a historic skeet shooting use. The City is working with the County of Santa Cruz Environmental Health Division to finalize the characterization of the site. Additional work needs to occur to determine how the site can be restored to open space or can be safely farmed by the Homeless Garden Project. The grant award would complete the characterization of the soils contamination, develop a Remedial Action Plan and Site Management Plan to address the contamination, perform community engagement to discuss the approach to remediation and inform the public, develop construction plans to implement the remediation plan (i.e. grading, erosion control, planting plan), conduct an Environmental Impact Report to review the project under CEQA, and pay for necessary permits from the County of Santa Cruz Environmental Health Division, Regional Water Quality Control Board, Army Corps of Engineers, and California Department of Fish and Wildlife for activities within their jurisdiction. If awarded, at the conclusion of work period, the City would be in solid position to apply for additional grant funding to implement the remediation.

Jesse Street Marsh – P&R requested \$182,750 to prepare a shovel-ready remediation plan for a former dumping area at Jessie Street Marsh. A portion of Jessie Street Marsh has low levels of lead contamination from the historic deposition of construction materials. Removing the contamination would allow for the expansion of wetland and installation of a multi-use trail. The approach is similar to the tasks described above for the Lower Main Meadow at Pogonip and is intended to fully permit the project so that grant funding can be pursued to clean-up the site.

Acceptance of these grant funds will further the City's Re-envision goals of business revitalization, affordable housing, homeless response, and infrastructure investment. Staff recommends the City Council adopt a resolution authorizing and directing staff to apply for and accept funds from the ECRG grant for each of the three projects listed above and authorizing the City Manager or his designee to execute any agreements or documents necessary for acceptance and implementation of the grant(s).

**FISCAL IMPACT:** The project would not result in impacts to the City's General Fund and would generate project funding to advance these capital projects. Staff time and capacity will need to be directed toward implementation of the projects and grant management, some costs of which may be eligible for reimbursement under the ECRG grant.

**Prepared By:**  
David McCormic  
Asset Manager

**Submitted By:**  
Bonnie Lipscomb, Director of  
Economic Development  
Tony Elliot, Director of Parks  
and Recreation

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

1. RESOLUTION.DOCX

RESOLUTION NO. NS-29,XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ APPROVING  
THE APPLICATION FOR EQUITABLE COMMUNITY REVITALIZATION GRANT  
(ECRG) FUNDS FOR THREE SITES

WHEREAS, the State Department of Toxic Substances Control has been delegated the responsibility by the Legislature of the State of California and United States Environmental Protection Agency for the administration of the Equitable Community Revitalization Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the City of Santa Cruz Administrative Procedure Order Section I, #17 for Grant Submittal and Administration require the Applicant to certify by resolution the approval of the application before submission or as soon as practical after submission of said application(s) to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz that the filing of grant applications for each of the Homeless Garden Project Farm at the Lower Main Meadow in Pogonip Open Space, Jessie Street Marsh, and Pacific Station South is approved; and:

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient capacity to complete the project if the grant is awarded; and
2. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the ECRG Guidelines and Example Agreement; and
3. Delegates the authority to City Manager to accept the grant and appropriate any awarded grant funds, conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
4. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
5. Will consider promoting inclusion per Public Resources Code §80001(b)(8 A-G).

RESOLUTION NO. NS-29,XXX

PASSED AND ADOPTED this 14<sup>th</sup> day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: \_\_\_\_\_  
Sonja Brunner, Mayor

ATTEST: \_\_\_\_\_  
Bonnie Bush, City Clerk Administrator



## City Council AGENDA REPORT

**DATE:** 06/07/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Finance

**SUBJECT:** Contractor Living Wage Rate Annual Prescription for 2022 (FN)

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**RECOMMENDATION:** Resolution upwardly indexing the prescribed minimum living wage rate for contract workers where the contractor employer provides minimum vacation leave, sick leave and health insurance benefits for its employees, and an alternate higher minimum living wage to be paid where the contractor employer does not provide each of those minimum benefits for its employees, along with other conditions/definitions related to value of the contract, trainee status, etc. by 5.20%, the amount which corresponds to San Francisco-Oakland-Hayward Area Consumer Price Index (CPI) for Urban Wage Earners and Clerical Workers, for the period ending October 31, 2021, to become effective July 1, 2022; and rescinding Resolution No. NS-29,772.

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**BACKGROUND:** On October 24, 2000, City Council adopted Ordinance No. 2000-25 pertaining to the payment of a living wage for contract workers where the contractor employer provides minimum vacation leave, sick leave and health insurance benefits for its employees, and an alternate higher minimum living wage to be paid where the contractor employer does not provide each of those minimum benefits for its employees, along with other conditions/definitions related to value of the contract, trainee status, etc. Section 5.10.040 of the ordinance requires that the City Council adopt a recommendation regarding adjustments to minimum living wage rates and benefits annually to be effective on July 1st. This section of the ordinance further requires that, at a minimum, the living wage rates shall be upwardly indexed each year by an amount which corresponds to the San Francisco-Oakland-Hayward area CPI for Urban Wage Earners and Clerical workers for the twelve-month period ending on October 31st of the previous year.

**DISCUSSION:** This CPI data for the period ending October 31, 2021, reflects an increase of 5.20%. Staff recommends that this percentage be used to upwardly index the current living wage rate, effective July 1, 2022. Using this percentage to calculate the new minimum living wage rates will result in the following:

1. The minimum living wage to be paid to contractor employees when they receive the minimum leave and health insurance benefits prescribed in this resolution shall be increased to \$19.01 per hour.

2. The minimum living wage to be provided to contractor employees where the contractor employees do not receive the minimum leave and health insurance benefits prescribed in this resolution shall be increased to \$20.73 per hour.
3. The minimum sick leave, vacation leave and health insurance benefits which must be provided to contractor employees in order to qualify for the \$19.01 per hour wage rate shall be as follows:
  - A. Compensated sick leave/vacation leave: a combined twelve days annually for full-time contractor employees and prorated for contractor employees working less than full time.
  - B. Uncompensated sick leave/vacation leave: a combined 10 days annually for full-time contractor employees and prorated for contractor employees working less than full time.
  - C. Health insurance benefits: the payment of at least \$1.72 per hour towards the payment for a health insurance policy for each contractor employee.

**FISCAL IMPACT:** This raise in the minimum contractor living wage may increase contract pricing for some service contracts; however it is not possible to determine any fiscal impact to the City at this time.

**Prepared By:**  
Paula Cardozo  
Buyer

**Submitted By:**  
Bobby Magee  
Interim Finance Director

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

1. RESOLUTION.DOC



RESOLUTION NO. NS-29,

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ  
ESTABLISHING MINIMUM LIVING WAGE RATES EFFECTIVE JULY 1, 2022 AND  
RESCINDING RESOLUTION NO. NS-29,772

WHEREAS, the City Council adopted Ordinance No. 2000-25 on October 24, 2000 to prescribe a minimum living wage rate for contract workers where the contractor employer provides minimum vacation leave, sick leave and health insurance benefits for its employees, and an alternate higher minimum living wage to be paid where the contractor employer does not provide each of those minimum benefits for its employees, along with other conditions/definitions related to value of the contract, trainee status; and

WHEREAS, the living wage ordinance, at Municipal Code Section 5.10.030 requires the payment of a living wage to all contractor employees as that term is defined in the ordinance; and

WHEREAS, Section 5.10.040 requires the City Council on an annual basis to consider a recommendation annually to prescribe by resolution the minimum living wage rates to be paid to contractor employees pursuant to the requirements of the ordinance to become effective no later than July 1 of each year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz as follows:

1. The minimum living wage to be paid to contractor employees when said contractor employees receive the minimum vacation leave, sick leave, and health insurance benefits prescribed in this resolution shall be \$19.01 per hour.
2. The minimum living wage to be provided to contractor employees where the contractor employees do not receive the minimum vacation leave, sick leave, and health insurance benefits prescribed in this resolution shall be \$20.73 per hour.
3. The minimum vacation leave, sick leave, and health insurance benefits which must be provided to contractor employees in order to qualify for the \$19.01 per hour minimum living wage prescribed in this resolution shall be as follows:
  - A. Compensated sick leave/vacation leave: a combined 12 days annually for full-time contractor employees and prorated for contractor employees working less than full time.
  - B. Uncompensated sick leave/vacation leave: a combined 10 days annually for full-time contractor employees and prorated for contractor employees working less than full time.

- C. Health insurance benefits: the payment of at least \$1.72 per hour towards the payment for a health insurance policy for the contractor employee.

PASSED AND ADOPTED this 24th day of May 2022 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: \_\_\_\_\_  
Sonja Brunner, Mayor

ATTEST: \_\_\_\_\_  
Bonnie Bush, City Clerk Administrator



## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Finance

**SUBJECT:** General Obligation Refunding Bonds – Tax Rate Authorization (FN)

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**RECOMMENDATION:** Resolution setting the tax rate for FY 2023 with respect to the City's General Obligation Refunding Bonds.

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**BACKGROUND:** In November 1998, voters in the City of Santa Cruz approved the issuance of General Obligation Bonds (Bonds) in the amount of \$7,000,000 for the purchase of greenbelt property, the renovation of the City's fire stations, and the purchase/improvement of a City park adjacent to the depot site. Resources to repay the Bonds come from property tax levies within the City of Santa Cruz. The tax rate is established by the City Council each year and then forwarded to the County of Santa Cruz for inclusion on the property tax bills. The Bonds were refunded in December 2009 to reduce the overall cost of debt service and, thereby, realize financial savings for the taxpayers.

**DISCUSSION:** For the upcoming property tax billing, the City directs the County of Santa Cruz to levy on all taxable property in the City, in addition to all other taxes, a continuing direct and ad valorem tax in the amount of \$515,306.57 to be used toward the payment of principal and interest coming due on the Bonds. Because the County of Santa Cruz is on the "Teeter Plan," the City will receive 100% of the assessment. There is no need to factor in an amount for delinquencies.

The attached resolution establishes the appropriate tax rate, and instructs the Interim Director of Finance to forward a copy to the County of Santa Cruz and take whatever action is necessary to have the assessment placed on the 2022-2023 property tax bills.

**FISCAL IMPACT:** If the City does not provide the County of Santa Cruz with the required information to levy ad valorem taxes upon all property within the City, the City would still be required to make the Bond payment. Thus, it is recommended that the Resolution be approved, so that there will be no fiscal impact to the City of Santa Cruz.

**Prepared By:**  
Michael Manno  
Accountant II

**Submitted By:**  
Bobby Magee  
Interim Finance Director

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**  
1. RESOLUTION.DOCX



RESOLUTION NO. NS-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ  
SETTING THE TAX RATE FOR FY 2023 WITH RESPECT TO  
GENERAL OBLIGATION REFUNDING BONDS

WHEREAS, more than two-thirds of the electors voting at a special municipal election held on November 3, 1998, voted for a proposition authorizing the issuance by the City of general obligation bonds in the aggregate principal of \$7,000,000 (the "1998/1999 Bonds") for the purpose of providing funds for certain municipal improvements, including fire station improvements, community park improvements, and the acquisition of property to be used for open space purposes; and

WHEREAS, pursuant to such authorization the City has previously issued the 1998/1999 Bonds in the form of \$4,500,000 principal amount of current interest bonds and \$2,498,473.25 principal amount of capital appreciation bonds; and

WHEREAS, the City Council has issued and sold its City of Santa Cruz 2009 General Obligation Refunding Bonds (the "Refunding Bonds") in the aggregate principal amount not to exceed \$8,000,000 for the purpose of refunding all of the outstanding 1999 current interest bonds and all of the outstanding 1998 capital appreciation bonds and thereby realizing financial savings to the property tax payers of the City; and

WHEREAS, pursuant to Section 43632 of the California Government Code, the City Council is required annually to levy and collect until the bonds are paid, or until there is a sufficient amount in the treasury set apart to meet all payments of principal and interest coming due, a tax sufficient to pay the principal of and interest on the Refunding Bonds coming due and payable before the proceeds of a tax levied at the next general tax levy will be available; and

WHEREAS, the City has determined that it is necessary to levy and collect an amount of \$515,306.57 toward the payment of principal and interest coming due on the Refunding Bonds on March 1 and September 1, 2023, and thereby directs the County of Santa Cruz to levy on all taxable property in the City, in addition to all other taxes, a continuing direct and ad valorem tax in the amount of \$515,306.57 based on the estimated assessed values for all rolls (secured, unsecured and utility) for FY 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz as follows:

Section 1. Levy of Tax. The City Council hereby determines that the tax rate necessary to pay the principal of and interest on the Refunding Bonds coming due and payable on March 1 and September 1, 2023, is equal to a continuing direct and ad valorem tax in the amount of \$515,306.57, and such tax rate shall be and is hereby levied in accordance with all applicable requirements of law.

Section 2. Collection of Tax. The Interim Director of Finance is hereby directed to forward a copy of this Resolution to the Auditor-Controller of the County of Santa Cruz and to the Board of Supervisors of the County of Santa Cruz, and to take such actions and execute such documents as may be required to cause the tax rate set forth in Section 1 to be placed on the 2022-2023 property tax bills and collected by the County of Santa Cruz.

Section 3. Application of Tax. As provided in Section 43634 of the California Government Code, all taxes levied pursuant to this Resolution shall be used only for payment of the Refunding Bonds and the interest thereon.

Section 4. Effective Date. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED AND ADOPTED this 14<sup>th</sup> day of June, 2022 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk Administrator

**Rosemary Balsley**

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**From:** Garrett <garrettphilipp@aol.com>  
**Sent:** Sunday, June 12, 2022 12:36 PM  
**To:** City Council  
**Subject:** 6.14.22 Consent Agenda Item #17

## 6.14.22 Consent Agenda Item #17

Dear Council,

I am surely ignorant of the intricacies of muni bonds, but if I am interpreting this correctly I read here in the agenda you refinanced 1998/1999 bonds in 2009, which we are still paying on. Santa Cruz has dozens of muni bonds besides these also as you know.

I'm just wondering, 2009 was just after the financial crisis and muni bond rates in general went ballistic compared to normal years as default fears soared. I read many financial muni bond annalists we pounding the table for investors to buy them at the time having such a great yield returns which turned out to be true. High yields are NOT great for municipalities and those who pay taxes to support them.

I also note muni bonds yields in general bottomed in yield in 2021 since then (MUCH lower than 2009).

Just a question, but did the city missed out on refunding these bonds in all this time and especially when the getting was good, and was refunding in 2009 in retrospect the best time really to do so and to continue just sitting on those?

That's a real question.

To the lay person, it doesn't seem so. Maybe you should ask finance to explain and if I'm wrong in questioning this, So solly.

Garrett Philipp



## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Public Works

**SUBJECT:** FY 2023 Funding for Senate Bill 1 Road Maintenance and Rehabilitation Account (RMRA) (PW)

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**RECOMMENDATION:** Motion to:

1) Adopt a resolution approving the FY 2023 allocation of SB 1 Road Maintenance and Rehabilitation Account funds and authorizing the City Manager to submit the project list to the California Transportation Commission; and

2) Adopt a resolution transferring and appropriating funds in the amount of \$566,449 from the Gas Tax Fund (Fund 221) to reflect anticipated RMRA revenues.

---

**BACKGROUND:** Senate Bill (SB) 1, the Road Repair and Accountability Act, was enacted by the legislature and approved by the governor in April 2017. SB 1 provides the first significant, stable, and on-going increase in state transportation funding in more than two decades. Formula funds are provided to cities in Santa Cruz County, the County of Santa Cruz, Santa Cruz Metro, the Regional Transportation Commission and Caltrans. Guidelines for the use of the different funding categories have been developed and made available to cities and counties on a competitive basis.

SB 1 will generate \$1.5 billion per year to cities and counties statewide and will be distributed based on existing gas tax formulas. Cities and counties are expected to prioritize basic road maintenance and rehabilitation projects for these funds, though other projects are also eligible. They must meet California Constitution Article XIX and other statutory requirements. The California Transportation Commission (CTC) is responsible for monitoring fund allocation and expenditure.

**DISCUSSION:** Based on the CTC approved guidelines, cities and counties are required to adopt a resolution and submit a list of projects annually to the CTC by July 15, 2022 to the RMRA program and it must reflect how the agency intends to use the SB 1 funds. The RMRA is estimated to provide an additional \$1,366,449 in Gas Tax funds to the City of Santa Cruz (City) next fiscal year. Public Works has developed a project list based on the need to fund Gas Tax eligible projects developed during the FY 2023 Capital Investment Program (CIP) process. Public Works intends to focus the use of RMRA funds on road rehabilitation.



SB 1 also stabilizes the State Transportation Improvement Program (STIP) and State Highway Operation and Protection programs (SHOPP) that will benefit local transportation programs and projects. It also funds several competitive programs such as the Active Transportation Program (ATP), Transit and Intercity Rail Capital Program (TIRCP), Solutions for Congested Corridors, Local-State Partnership Program and Caltrans' planning grants. City Council approved grant submissions for the Active Transportation Program, State Local Partnership Program and Caltrans planning grants in the past.

**FISCAL IMPACT:** SB 1 has a positive impact to the City's transportation and maintenance budget by providing an estimated \$1,366,449 in new Gas Tax revenue to the FY 2022 CIP. In order to effectively reflect these funds in the budget, a budget adjustment of an additional \$566,449 to the existing budget of \$800,000 is included with this report. Additionally, other SB 1 programs will fund important transportation projects in the City and region.

**Prepared By:**  
Joshua Spangrud  
Senior Professional Engineer

**Submitted By:**  
Mark R. Dettle  
Director of Public Works

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

1. RESOLUTION.DOC
2. BUDGET ADJUSTMENT.PDF
3. CITY OF SANTA CRUZ SB1 PROJECT LIST - FY 2023.DOCX

RESOLUTION NO. NS-

RESOLUTION OF THE CITY OF SANTA CRUZ ADOPTING THE FY 2023 LIST OF  
PROJECTS FUNDED BY SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of Santa Cruz are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City of Santa Cruz must adopt a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1 by resolution, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Santa Cruz will receive an estimated \$1,366,449 in RMRA funding in Fiscal Year 2023 from SB 1; and

WHEREAS, the City of Santa Cruz has undergone a thorough public process to ensure public input into our community's transportation and infrastructure priorities through consideration of the City's Capital Improvement program at public meetings before the Transportation and Public Works Commission and, the City Council, and through social media; and

WHEREAS, the City of Santa Cruz uses a variety of tools to develop the Capital Investment Program, such as a Pavement Management System, operational resources and public input to develop the SB 1 projects to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

WHEREAS, the FY 2023 funding from SB 1 will help the City of Santa Cruz maintain, rehabilitate and restore the city's infrastructure including street storm drains and catch basins citywide to prevent flooding, storm damage repair projects, rehabilitate arterial streets that include pedestrian and bicycle systems improvements that improve access and safety in Santa Cruz in FY2023; and that SB 1 will fund many similar and larger projects into the future; and

WHEREAS, the 2016 California Statewide Local Streets and Roads Needs Assessment found that the City of Santa Cruz's streets and roads are in a "Good" condition with a current average PCI of 62 and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into a "Very Good" condition, PCI goal

of over 70 as well as repair other deficiencies and improve our multi-modal transportation system; and

WHEREAS, without revenue from SB 1, the City of Santa Cruz, would otherwise fall further behind in maintaining our street infrastructure, not be able to reduce flooding impacts, and limit our ability to improve access and safety for our community; and

WHEREAS, if the Legislature and Governor failed to act, city streets and county roads would have continued to deteriorate, having many and varied negative impacts on our community; and

WHEREAS, cities and counties own and operate more than 81 percent of streets and roads in California, and from the moment we open our front door to drive to work, bike to school, or walk to the bus station, people are dependent upon a safe, reliable local transportation network; and

WHEREAS, modernizing the local street and road system provides well-paying construction jobs and boosts local economies; and

WHEREAS, the local street and road system is also critical for farm to market needs, interconnectivity, multimodal needs, and commerce; and

WHEREAS, police, fire, and emergency medical services all need safe reliable roads to react quickly to emergency calls and a few minutes of delay can be a matter of life and death; and

WHEREAS, maintaining and preserving the local street and road system in good condition will reduce drive times and traffic congestion, improve bicycle safety, and make the pedestrian experience safer and more appealing, which leads to reduce vehicle emissions helping the City and State achieve its air quality and greenhouse gas emissions reductions goals; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on maintenance and safety, investing in complete streets infrastructure, and using appropriate technology, materials and practices, will have significant positive co-benefits in and for our community.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Santa Cruz that the:

1. The foregoing recitals are true and correct.
2. The City of Santa Cruz is adopting the SB 1 Road Maintenance and Rehabilitation Account (RMRA) Project List for FY 2023.

PASSED AND ADOPTED this 14th day of June, 2023, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: \_\_\_\_\_  
Sonja Brunner, Mayor

ATTEST: \_\_\_\_\_  
Bonnie Bush, City Clerk Administrator

☒ Council Approval
   
☐ Administrative Approval

City of Santa Cruz
   
 BUDGET ADJUSTMENT REQUEST

Clear Form

CM/FN Use Only:

Fiscal Year: 2023
   
 Date: 06/14/2022

Reso #:
   
 BA Ref #:

Purpose: To increase appropriations by \$566,449 to reflect estimated reimbursement from gas tax funds (RMRA) for FY 23. Currently budgeted in c400809 \$800,000 from gas tax and actual reimbursement expected is \$1,366,449.

ACCOUNT	PROJECT	REVENUE EDEN ACCOUNT TITLE	AMOUNT
317-00-00-0000-49130	c400809 514-0-0	From Gas Tax Fund	566,449
TOTAL REVENUE			566,449

ACCOUNT	PROJECT	EXPENDITURE EDEN ACCOUNT TITLE	AMOUNT
317-40-64-9311-57304	c400809 100-2020-0	Street Systems	566,449
221-00-00-0000-59126		To CIP - Arterial Streets and Roads funds	566,449
TOTAL EXPENDITURE			1,132,898

NET: \$ -566,449

REQUESTED BY	DEPARTMENT HEAD APPROVAL	BUDGET/ACCOUNTING REVIEWED	FINANCE DIRECTOR APPROVAL	CITY MANAGER APPROVAL
Joshua Spangrud <div>               Digitally signed by Joshua Spangrud                Date: 2022.05.19 08:24:14 -07'00'             </div>	Mark Dettle <div>               Digitally signed by Mark Dettle                Date: 2022.05.19 09:59:51 -07'00'             </div>	Nicholas Gong <div>               Digitally signed by Nicholas Gong                DN: cn=Nicholas Gong, o=City of Santa Cruz, ou=Finance, email=ngong@cityofsantacruz.com, c=US                Date: 2022.06.03 10:30:30 -07'00'             </div>	Bobby Magee <div>               Digitally signed by Bobby Magee                DN: cn=Bobby Magee, o=City of Santa Cruz, ou=Finance, email=bmagee@cityofsantacruz.com, c=US                Date: 2022.06.06 08:04:11 -07'00'             </div>	

**City of Santa Cruz**  
(To City Council for approval June 14, 2022)

**Road Maintenance and Rehabilitation Account (RMRA) Project List (SB1) – FY 2023**

**Total Project Costs: \$2,200,000**

**Total RMRA Funds: \$1,366,449**

<b>Project Type</b>	<b>Project Name</b>	<b>Total Project Est. Cost</b>	<b>SB 1 Portion</b>	<b>Estimated Project Start Date</b>	<b>Estimated Project Completion Date</b>	<b>Community Benefit Summary</b>
Pavement, Sidewalk and Access Ramps	Arterial, Collector and Street Reconstruction	\$2,200,000	\$1,366,449	07/01/22	06/30/23	Improve multimodal road conditions for all users including accessibility.



## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Public Works

**SUBJECT:** Citywide Vegetation Management – Change Order (PW)

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**RECOMMENDATION:** Motion to approve a change order for Citywide Vegetation Management with Lewis Tree Service (Santa Cruz, CA) in the amount of \$24,000.

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**BACKGROUND:** The Public Works Street Maintenance division maintains more than 50 areas within the city limits annually. These efforts manage vehicle traffic and bicycle and pedestrian access to improve safety, as well as limit fire risks in the public right of way.

**DISCUSSION:** Each year, the City of Santa Cruz (City) hires multiple contractors for vegetation management. Lewis Tree Service is the only company of this group that is able to perform the work necessary and complete identified critical projects before the fiscal year ends. Lewis Tree Service has demonstrated the expert knowledge and experience to take care of the City's greenbelt areas. They also offer 24/7 response ability, cranes/excavator and qualified operators. Lewis Tree Service staff are willing to work in poison oak-infested areas and, most importantly, conduct safe work zones in live vehicle traffic. Unfortunately, the other contractors have not been willing to take on some of the work and are not able to complete the work needed before the end of the fiscal year.

Public Works staff are recommending that City Council approve this change order with Lewis Tree Service to complete the most crucial vegetation management projects. Staff have identified certain areas that pose a higher fire risk that need immediate management before the fire season officially begins.

The current Lewis Tree purchase order is \$99,000 but the change order needed to complete all City projects before the end of FY 2022 will increase that contract to \$123,000. All purchase orders crossing the \$100,000 threshold requires City Council approval.

**FISCAL IMPACT:** There are adequate funds in the Public Works FY 2022 General Fund budget within the Street Maintenance division for these services. There is no impact to the General Fund.

**Prepared By:**  
Christina Alberti  
Management Analyst

**Submitted By:**  
Mark R. Dettle  
Director of Public Works

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

None.





## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Public Works

**SUBJECT:** Measure D Expenditure Plan: FY 2023-2027 (PW)

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**RECOMMENDATION:** Motion to approve the proposed Measure D Five-Year Expenditure Plan for FY 2023-2027.

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**BACKGROUND:** Measure D, the transportation ballot measure, was approved by Santa Cruz County voters on November 8, 2016. Funding is provided to five transportation categories of projects: neighborhood projects, transportation for seniors and people with disabilities, highway corridors, active transportation, and the rail corridor. The Santa Cruz County Regional Transportation Commission (RTC) is responsible for the implementation and administration of the measure.

The Expenditure Plan categories include formula funding allocations to local jurisdictions under the “Neighborhood Category.” The City of Santa Cruz (City) is projected to receive \$1.641 million in FY 2023 and \$8.651 million over the FY 2023-2027 five-year period. With the COVID-19 pandemic, the Measure D sales tax revenue projections were reduced, but less than originally anticipated. The City has requested and been approved for Measure D funds allocated to the RTC for funding the Coastal Rail Trail within the City’s Segments 7, 8, and 9, and maintenance and educational funds.

The City Council (Council) has approved the past five Measure D Five-Year Expenditure Plans and has entered into a master funding agreement with the RTC. The City must enter into project agreements with RTC for each project that receives RTC Measure D funds. The Measure D program also requires an annual audit and final report that is reviewed by RTC staff and its oversight committee.

**DISCUSSION:** In order to move forward with receiving funds, local agencies are required to hold a public hearing to annually develop a five-year program of projects. The public hearing was held on March 21, 2022 before the Transportation and Public Works Commission (TPWC). By motion, the TPWC recommended that the Council approve the proposed Measure D Five-Year Expenditure Plan for FY 2023-2027.

The five-year program must meet the RTC guidelines, be consistent with the master funding agreement, and must demonstrate that these funds will be used to enhance, not replace current transportation investments. A “Maintenance of Effort” report is developed annually to address this last requirement and may include performance measures. Additional details on the

requirements and future policies can be found on the RTC webpage ([www.sccrtc.org](http://www.sccrtc.org)). Staff implemented changes to the draft plan to fully fund the Monterey Bay Sanctuary Scenic (Rail Trail) Segment 7 Phase 2 using funds allocated to paving and unspent funds from other projects. RTC also increased its regional contributions to the project.

The past five approved five-year expenditure plans included RTC funds for Segments 7, 8, and 9 of the Coastal Rail Trail, other Active Transportation Projects (ATP), Safe Routes to School (SR2S), Youth Safety Programs, and Road Rehabilitation. Attached is the City's Measure D Proposed 5-Year Project Funding List which also includes the approved allocations in the previous five fiscal years. It includes the grant amounts that Measure D is used to match that are approved and proposed. The proposed City funded projects are generally split approximately 50-50 between local street paving and ATP projects over the five-year allocation period, however that has changed twice with increased project costs, resulting in less paving funds. The street reconstruction and paving projects also include new access ramps, sidewalk repairs, and enhanced bike lane and crosswalk striping that comprise anywhere from 5-20% of the paving project cost. This augments the City Measure D share for active transportation.

Projects recently constructed and programs implemented with Measure D funds include paving on a number of residential, collector, and arterial streets such as Delaware and Fairmount, and the Street Smarts and SR2S Youth Safety Bike Safety Programs. The Segment 7, Phase 2 Rail Trail project construction has been awarded and will be starting soon. Segment 8 and 9 design and environmental review process is well underway. Other grant funding was used on many of these projects.

Measure D approval recognized the need for a new funding source to better fund street reconstruction, overlay and other paving methods, and critical infrastructure maintenance that benefits all mobility uses. Even with Measure H (no funding provided in FY22) approved many years ago by City residents, occasional state grants and gas tax, the current funding only covered about half of the City's paving needs. Measure D and the passage of SB 1, the Road Repair and Accountability Act of 2017, is funding a more robust City paving program that now meets about 70% of our needs, though with inflation that percentage is shrinking.

The five-year project funding list will be modified annually based on project schedules, cost estimates, and new project requests. The funding is incorporated annually into the Capital Investment Program (CIP) for projects and Public Works operating budgets for maintenance and programs.

**FISCAL IMPACT:** The COVID-19 pandemic has impacted Measure D revenues though current projections reflect a smaller impact than previously anticipated. Measure D continues to have a positive impact to the City's transportation budget by providing new transportation revenue to the City's CIP and will be used advantageously to match additional transportation grants. In addition, funding from the RTC Measure D allocation for the Rail Trail projects will assist with the implementation and maintenance of the projects in the City. There is no impact to the General Fund.

**Prepared By:**  
Nathan Nguyen  
Assistant Director/City  
Engineer

**Submitted By:**  
Mark R. Dettle  
Director of Public Works

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

1. CITY MEASURE D PROPOSED 5-YEAR PROJECT FUNDING LIST.PDF

City of Santa Cruz Measure D - Proposed 5 Year Project Funding List FY23-27 (plus previous 5 program years)													
Project Title	Project No.	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	Project Funding Summary - All Years (FY23-27)	Supporting Grants & Local Funding
<b>Bicycle and Pedestrian Projects</b>													
MB Sanctuary Scenic Trail (Rail Trail) Segment 7 -Phase 3	c402208							\$ 200,000	\$ 200,000			\$ 400,000	\$ 2,400,000
								\$ 200,000	\$ 200,000			\$ 400,000	
MB Sanctuary Scenic Trail (Rail Trail) Segment 7	c401413	1,100,000		\$ 1,000,000		\$ 1,150,000							\$ 14,100,000
				\$ 1,000,000		\$ 2,410,800							
MB Sanctuary Scenic Trail (Rail Trail) Segment 8 & 9	c401804						\$ 2,370,000					\$ 2,370,000	\$ 22,900,000
							\$ 1,700,000					\$ 1,700,000	
SLR Parkway Phase III -Trestle Trail Widen **	Complete	\$ 500,000											
		\$ 500,000	\$ 668,560										
MB Sanctuary Scenic Trail (Rail Trail) - Maintenance	m402001				\$ 25,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000
Bay Dr. Protected Bike Lanes & Pedestrian Path	c402301						\$50,000					\$50,000	\$ 250,000
Ocean-Plymouth Multi-Modal Improvements	c402210							\$ 200,000	\$ 300,000			\$ 500,000	\$ 1,500,000
Swanton Blvd Multi-use Path	c401805						\$ 200,000					\$ 200,000	\$ 1,700,000
Pacific Ave Sidewalk between Front and Second	Complete			\$									
Market Street Bikelaness and Sidewalk	c401806								\$ 100,000			\$ 100,000	\$ 400,000
Active Transportation Program Projects	c400809	\$ 100,000											
Downtown Bike Locker Replacement Program	c401812	\$ 50,000	\$ 100,000										
COVID Slow Streets Program	Complete				\$ 65,000								
Street Smarts Traffic Safety Program	p402001						\$ 10,000					\$ 10,000	\$ 30,000
					\$ 15,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000	
SR2S and Youth Bike Safety Programs	g401901		\$ 33,000	\$ 88,000	\$ 83,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 175,000	Varies per year
<b>Street Reconstruction and Paving Projects</b>													
City Arterial & Collector St Reconstruction and Overlay	c400809	\$ 250,000	\$ 156,000	\$ 300,000	\$ -	\$ -	\$ 650,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,650,000	Varies per year
City Residential & Collector St Reconstruction and Overlay	c400810	\$ 250,000	\$ 156,000	\$ 300,000	\$ 300,000	\$ -	\$ 650,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 2,650,000	Varies per year
Total City Measure D Allocation Request		\$ 1,150,000	\$ 1,113,560	\$ 1,688,000	\$ 448,000	\$ 2,460,800	\$ 3,495,000	\$ 1,445,000	\$ 1,645,000	\$ 1,045,000	\$ 1,045,000	\$ 8,675,000	(FY23-27)
Total RTC Measure D Allocation Request		\$ 1,600,000	\$ -	\$ 1,000,000	\$ 25,000	\$ 1,210,000	\$ 2,440,000	\$ 260,000	\$ 260,000	\$ 60,000	\$ 60,000	\$ 3,080,000	(FY23-27)
City Measure D Apportionment Estimate		\$ 1,462,000	\$ 1,349,000	\$ 1,292,000	\$ 1,521,000	\$1,640,000	\$ 1,641,000	\$ 1,687,000	\$ 1,731,000	\$ 1,772,000	\$ 1,820,000	\$ 8,651,000	(FY23-27)



## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Public Works

**SUBJECT:** Murray Street Bridge Seismic Retrofit and Barrier Rail Replacement (c409321) – Approval of Plans and Specifications and Authorization to Advertise and Award; Approval of Request for Proposals for Construction Management Services and Authorization to Advertise and Award Contract (PW)

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**RECOMMENDATION:** Motion to:

- 1) Approve the plans and specifications for the Murray Street Seismic Retrofit and Barrier Rail Replacement Project (c409321) and authorize staff to advertise for bids and award the contract. The City Manager is hereby authorized and directed to execute the contract in a form approved by the City Attorney. The Public Works Director is authorized to execute change orders within the approved project budget; and
  - 2) Approve the Request for Proposals for Construction Management Services and authorize staff to advertise for proposals and award the contract. The City Manager is hereby authorized and directed to execute the contract in a form approved by the City Attorney. The Public Works Director is authorized to execute change orders within the approved project budget.
- 

**BACKGROUND:** The Murray Street Bridge, which passes over the Santa Cruz Small Craft Harbor, requires a retrofit to bring the structure up to current seismic codes. This project has been long delayed, first because the State of California (State) withheld state matching funds during one of the State's financial crises. When the State passed Proposition 1B, matching funds became available again and the project was restarted in 2007. In addition, working with the County of Santa Cruz Sanitation District to relocate its sanitary sewer force main was a lengthy and difficult process, due to the design constraints and funding challenge. The Murray Street Bridge is the last bridge in the City of Santa Cruz that currently requires a seismic retrofit, the other bridges having been completed in the early 2000's.

**DISCUSSION:** On March 21, 2022, the Transportation and Public Works Commission unanimously voted to approve the recommendation that the City Council approve plans and specifications for the Murray Street Bridge Seismic Retrofit and Barrier Replacement, authorize staff to advertise for bids, and authorize the Director of Public Works to execute change orders within the approved budget.

This project will install new piles, extend the existing pile caps to incorporate the new piles, construct a new line of columns, place new bentcaps, widen the deck of the bridge and construct new see-through barrier rails. The resulting project, in addition to the structural upgrades, will result in a bridge deck with wide 6-foot bike lanes and a 7.5-foot sidewalk along the south (ocean) side to support two-way pedestrian path of travel. The elevated curbs adjacent to the bike lanes will be replaced with standard 6-inch-high curbs to improve the bicycle user experience. The solid concrete vehicular barrier will be replaced with rails that will allow for better views to the harbor and ocean. State and federal funding allows for improvements within 200 feet of the bridge abutments and therefore the project includes widening the bike lanes and sidewalk to improve the transitions and storm drain system on the west side of the bridge.

The project is estimated to take two and a half years to construct, partially due to the constrained site, and the complexity of relocating boats and businesses, reconstructing docks, and numerous utility upgrades. The project is currently awaiting final certification for right-of-way and the issuance of permits from the regulatory agencies. The revised timeline has all permitting and right-of-way issues resolved by late 2022 and an advertisement for bid anticipated early next year after the holiday season. Due to the size and complexity of the project, a consulting firm will be retained for construction management (CM) services. The request for proposals (RFP) is included in this item. Once the RFP is approved, staff will advertise and select a consultant. The CM firm will then be able to complete constructability reviews and be in a position to actively manage the construction.

The City of Santa Cruz (City) has begun coordination efforts with the surrounding agencies on traffic impacts. During most of the two and a half year construction, a detour plan will close westbound traffic and maintain one-way eastbound traffic, from Seabright Avenue towards 7th Avenue. At times the bridge will have to be closed in its entirety as equipment and materials are moved and set up for different phases of work, requiring full road and path closures and detours at Seabright Avenue and 7th Avenue. In addition, the harbor's paths under the bridge will be closed at alternating times to allow for the construction. The project specifications address the detours and closures, and public noticing. Specific details of the traffic impacts will be communicated to the public after a contractor is awarded the project. Plans and specifications can be found online at [www.cityofsantacruz.com/publicworksprojects](http://www.cityofsantacruz.com/publicworksprojects).

**FISCAL IMPACT:** The project (c401329) is funded through the Federal Highway Bridge Program (HBP, 88.53%) with the State matching funding (11.47%) coming from proposition 1B funds. There may be some local match required for non-participating items, which will be covered by the City's Gas Tax funds as well as the project utility partners. The project construction is estimated at \$31 million, including construction management costs. There is no impact to the General Fund.

**Prepared By:**  
Joshua Spangrud  
Senior Professional Engineer

**Submitted By:**  
Mark R. Dettle  
Director of Public Works

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

None.



## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Public Works

**SUBJECT:** Senate Bill 743 Implementation - Analysis of Transportation Impacts (PW)

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**RECOMMENDATION:** Motion to adopt the updates to the City of Santa Cruz SB 743 Implementation Guidelines to reflect changes supporting a range of residential development types.

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**BACKGROUND:** In 2013, Governor Brown signed Senate Bill (SB) 743 (Steinberg, 2013), which created a process to change the way that transportation impacts are analyzed under the California Environmental Quality Act (CEQA). Specifically, SB 743 required the Governor's Office of Planning and Research (OPR) to amend the CEQA Guidelines to provide an alternative to Level of Service (LOS) for evaluating transportation impacts. Automobile delay is no longer be considered a significant impact under CEQA after July 1, 2020. Vehicle Miles Traveled (VMT) is the new metric. Transportation impacts related to air quality, noise and safety must still be analyzed under CEQA where appropriate.

In order to comply with SB743, the City of Santa Cruz joined the Cities of Watsonville, Capitola, and Scotts Valley and the County of Santa Cruz to collectively approach this new paradigm of measuring transportation impacts for the purposes of environmental review. The Cities and County hired Kimley Horn Transportation Consultants to assist with the necessary work, including updating the baseline conditions, updating and running the Countywide Transportation Model, mapping, and producing thresholds of significance for the Santa Cruz region. On June 9, 2020, the City of Santa Cruz adopted VMT thresholds of significance and SB743 Guidelines in conformance with SB743 guidelines.

Since adoption, each jurisdiction has been using the adopted SB743 guidelines for development review. As this is a new process, project leads and consultant team have kept in communication to identify any needed updates as we tested these new thresholds in the real world. At this time, staff recommends minor updates to the SB743 Guidelines in order to add supportive housing types to the exemption list.

**DISCUSSION:** VMT considers the distance that new residents or employees would travel on average as the result of the new development. VMT is advantageous to compact, mixed use development within an established urban limit because it "rewards" a project for being in close proximity to daily needs such as schools, grocery stores, jobs, and services. Likewise, projects that are on the far edges of town or are greenfield development would be more likely have high VMT because daily destinations are further away. If a project generates a VMT above the stated

thresholds of significance, common ways to reduce VMT on a project level are investments in Transportation Demand Management (TDM) such as transit passes, bike and pedestrian programs, car share, on-site childcare facilities, and other means. Other ways include the construction or contribution to bike and pedestrian or high occupant vehicle projects.

The City of Santa Cruz currently uses our adopted SB 743 Implementation Guidelines, which includes screening criteria and thresholds of significance. This report recommends adding a category for “supportive housing” to the exemptions list. The

Supportive Residential Development: Adding supportive housing to infill locations generally exhibit low VMT. These project can include memory care project, permanent supportive housing projects, convalescent homes, assisted living project, and similar project types that include support for the residents. Projects that are supportive residential development, or the residential component of a mixed-use development, in infill locations shall be assumed to have a less than significant impact on transportation under CEQA.

Finally, the City will update the City’s VMT thresholds and methodology on an as needed basis to reflect changes in CEQA requirements, new methodology development, or refinement of process moving forward. As such, the City shall regularly review these guidelines for applicability and project sponsors and consultants should contact the City to ensure that they are applying the most recent guidelines for project impact assessment.

**FISCAL IMPACT:** There is no impact to the General Fund.

**Prepared By:**  
Claire Gallogly  
Transportation Planner

**Submitted By:**  
Mark R. Dettle  
Director of Public Works

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

1. SENATE BILL 743 IMPLEMENTATION - CLEAN.PDF
2. SENATE BILL 743 IMPLEMENTATION - TRACK CHANGES.PDF



**SB 743 Implementation Guidelines City  
of Santa Cruz  
May 12, 2022**

## Background

In 2013, SB 743 was signed into law by California Governor Jerry Brown with a goal of reducing Greenhouse Gas (GHG) emissions, promoting the development of infill land use projects and multimodal transportation networks, and to promote a diversity of land uses within developments. One significant outcome resulting from this statute is the removal of automobile delay and congestion, commonly known as level of service (LOS), as a basis for determining significant transportation impacts under the California Environmental Quality Act (CEQA).

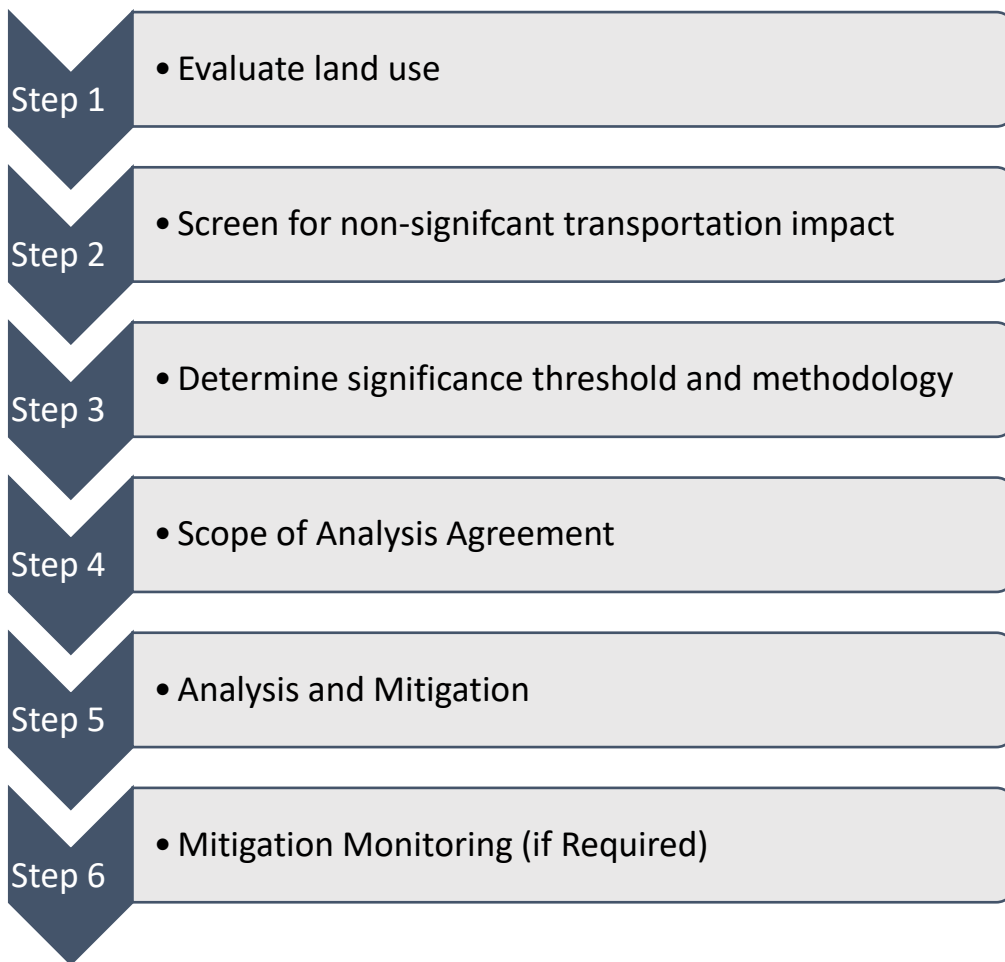
The Governor's Office of Planning and Research (OPR) selected Vehicle Miles Traveled (VMT) as the principal measure to replace LOS for determining significant transportation impacts. VMT is a measure of total vehicular travel that accounts for the number of vehicle trips and the length of those trips. OPR selected VMT, in part, because jurisdictions are already familiar with this metric. VMT is already used in CEQA to study other potential impacts such as GHG, air quality, and energy impacts and is used in planning for regional Sustainable Communities Strategies (SCS).

VMT also allows for an analysis of a project's impact throughout the jurisdiction rather than only in the vicinity of the proposed project allowing for a better understanding of the full extent of a project's transportation-related impact. It should be noted that SB 743 does not disallow a City of Santa Cruz to use LOS for other planning purposes outside the scope of CEQA.

## Land Use Projects

An approach to identify transportation impacts under CEQA for land-use that closely align with guidance provided within the OPR *Technical Advisory on Evaluating Transportation Impacts in CEQA* (2018). While the OPR guidance related to SB 743 has been a helpful introduction to using VMT to evaluate projects, it does not provide a complete solution. There are a multitude of complex practical issues that are not addressed by the OPR guidance. OPR Guidance does not specifically address land uses beyond residential, office and retail, and it provides latitude on some elements of implementation. In response to this, a specific series of analysis steps for SB 743 project evaluation have been developed to clarify requirements and reduce potential confusion. **Exhibit 1** provides a graphical representation of this analysis process.

## Exhibit 1 – Process for CEQA VMT Analysis for Land Use Projects



## Step 1: Evaluate Land Use Type

During the initial step the land use projects will need to be evaluated for the following considerations:

- **Land use type.** For the purposes of analysis, the Institute of Transportation Engineers (ITE) land use codes serve as the basis of land use definitions. Although it is recognized that VMT evaluation tools and methodologies are typically not fully sensitive to some of the distinctions between some ITE categories, the use of ITE land use codes is useful for maintaining consistency across analyses, determining trip generation for other planning level tools, and maintaining a common understanding of trip making characteristics amongst transportation professionals. The ITE land use code is also used as an input into the sketch planning tool.
- **Mixed Use.** If there are multiple distinct land uses within the project (residential, office, retail, etc.), they will be required to be analyzed separately unless they are determined to be insignificant to the total VMT. Mixed use projects are permitted to account for internal capture which depending on the methodology may require a distinct approach not covered in this documentation.
- **Redevelopment projects.** As described under the Non-Significant Screening Criteria section, redevelopment projects which have lower VMT than the existing on-site use can be determined to have a non-significant impact.

## Step 2: Screen for Non-Significant Transportation Impact

The purpose of this step is to determine if a presumption of a non-significant transportation impact can be made on the facts of the project. The guidance in this section is primarily intended to avoid unnecessary analysis and findings that would be inconsistent with the intent of SB 743. A detailed CEQA transportation analysis will not be required for land use elements of a project that meet the screening criteria shown in **Exhibit 2**. If a project is mixed use in nature, only those elements of the project that do not comply with the elements in **Exhibit 2** would require further evaluation to determine transportation significance for CEQA purposes.

## Exhibit 2 – Screening Criteria

Screening Criteria	OPR Guidance
<b>SMALL PROJECTS<sup>1</sup></b>	<p><b>Expected to cause a less-than-significant impact:</b></p> <ul style="list-style-type: none"> <li>Project generation is less than 110 trips per day</li> </ul> <p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"> <li>It is inconsistent with the Sustainable Communities Strategy as determined by the City of Santa Cruz</li> </ul>
<b>PROJECTS NEAR HIGH QUALITY TRANSIT<sup>2</sup></b>	<p><b>Expected to cause a less-than-significant impact:</b></p> <ul style="list-style-type: none"> <li>Within a ½ mile of an existing major transit stop.</li> <li>Maintains a service interval frequency of 15 minutes or less during the morning and afternoon peak commute periods.</li> </ul> <p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"> <li>Has a Floor Area Ratio (FAR) of less than 0.75</li> <li>Includes more parking for use by residents, customers, or employees of the project than required by the City of Santa Cruz</li> <li>It is inconsistent with the Sustainable Communities Strategy as determined by the City of Santa Cruz</li> <li>Replaces affordable residential units with a smaller number of moderate- or high-income residential units</li> </ul>
<b>LOCAL-SERVING RETAIL<sup>3</sup></b>	<p><b>Expected to cause a less-than-significant impact:</b></p> <ul style="list-style-type: none"> <li>No single store on-site exceeds 50,000 square feet</li> <li>Project is local-serving as determined by the City of Santa Cruz</li> </ul> <p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"> <li>If the nature of the service is regionally focused as determined by the City of Santa Cruz</li> </ul>
<b>AFFORDABLE HOUSING<sup>4</sup></b>	<p><b>Expected to cause a less-than-significant impact:</b></p>

<sup>1</sup> 2018 OPR Guidance, page 12

<sup>2</sup> 2018 OPR Guidance, page 13

<sup>3</sup> 2018 OPR Guidance, page 16

<sup>4</sup> 2018 OPR Guidance, page 14. As described, “Evidence supports a presumption of less than significant impact for a 100 percent affordable residential development (or the residential component of a mixed-use development) in infill locations. Lead agencies may develop their own

## Exhibit 2 – Screening Criteria

Screening Criteria	OPR Guidance
	<ul style="list-style-type: none"> <li>A high percentage of affordable housing is provided as determined by the City of Santa Cruz</li> </ul> <p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"> <li>The percentage of affordable housing is determined by the City of Santa Cruz to not be high in relation to the residential element of a project</li> </ul>
<b>LOCAL ESSENTIAL SERVICE<sup>5</sup></b>	<p><b>Screening allowed if:</b></p> <ul style="list-style-type: none"> <li>Day care center</li> <li>Public K-12 School</li> <li>Police or Fire facility</li> <li>Medical/Dental office building</li> <li>Government offices (in-person services such as post office, library, and utilities)</li> <li>Supportive Housing Types (assisted living, permanent supportive housing, memory care, etc)</li> </ul> <p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"> <li>If the nature of the service is regionally focused as determined by the City of Santa Cruz</li> </ul>
<b>MAP-BASED SCREENING<sup>6</sup></b>	<p><b>Expected to cause a less-than-significant impact:</b></p> <ul style="list-style-type: none"> <li>Area of development is under threshold as shown on screening map as allowed by City of Santa Cruz</li> </ul> <p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"> <li>Represent significant growth as to substantially change regional travel patterns as determined by the City of Santa Cruz</li> </ul>
<b>REDEVELOPMENT PROJECTS<sup>7</sup></b>	<p><b>Expected to cause a less-than-significant impact:</b></p> <ul style="list-style-type: none"> <li>Project replaces an existing VMT-generating land use and does not result in a net overall increase in VMT</li> </ul>

presumption of less than significant impact for residential projects (or residential portions of mixed-use projects) containing a particular amount of affordable housing, based on local circumstances and evidence.”

<sup>5</sup> Based on assumption that, like local-serving retail, the addition of necessary local in-person services will reduce VMT given that trips to these locations will be made irrespective of distance given their non-discretionary nature.

<sup>6</sup> 2018 OPR Guidance, page 12

<sup>7</sup> 2018 OPR Guidance, Page 18

## Exhibit 2 – Screening Criteria

Screening Criteria	OPR Guidance
	<p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"><li>▪ Project replaces an existing VMT-generating land use and results in a net overall increase in VMT</li></ul>

### Step 3: Significance Threshold and Methodology

The purpose of this step is to determine the threshold of significance for application to a land use project. Significance thresholds are based on land use type, broadly categorized as efficiency and net change metrics. Efficiency metrics include VMT/Capita and Work VMT/employee<sup>8</sup>. As described in **Table 1**, “Net Change” refers to the net change in regional VMT. “Net Change” is used for elements that include a significant customer base, such as commercial uses although it can extend to a variety of uses that have similar characteristics as shown in **Exhibit 3**.

**Exhibit 3 - Significance Threshold and Methodology**

Threshold Basis	Efficiency	Net Change
Example Land Use	Residential, Professional Office, Industrial	Retail, Medical Office, Sports Venue
Example VMT Thresholds	Per capita, per employee	Region VMT change
Customer Component	No	Yes
Allowable Methods	Non-Significant Screening Criteria, The City of Santa Cruz Sketch Planning Tool, Travel Demand Model	Non-Significant Screening Criteria, Travel Demand Model

For projects with a significant customer basis it is typically appropriate to separate employee trip characteristics from the customer base unless the customer base is minimal in nature. Under these circumstances, it is most appropriate to evaluate the total of the delta in regional VMT resultant from the customer base plus the delta of VMT resultant from employees based on the following formula:

$(\text{number of employees}) \times (\text{estimated VMT/employee} - \text{threshold VMT/employee})$

The threshold of significance will accordingly correspond to the “Net Change” threshold as described in **Exhibit 3**. Under these circumstances, it is most appropriate to evaluate this total Net Change as the basis for evaluating the outcome of mitigations in terms of determining transportation significance although each element of the project should be tallied separately for the purposes of clarity.

<sup>8</sup> Work VMT specifically applies to commute trips as represented by the attractions in the Travel Demand Model. Refer to Appendix A for additional information

### VMT Thresholds of Significance

OPR suggests a 15 percent VMT reduction relative to existing local or regional average VMT levels. The thresholds of significance recommended by OPR, as they relate to the City of Santa Cruz, are summarized in **Exhibit 4**.

#### Exhibit 4 - OPR suggested VMT Thresholds of Significance

Land Use	OPR Guidance <sup>9</sup>
Residential	15% below existing county-wide average VMT per capita
Office	15% below existing county-wide average VMT per employee
Retail	Net increase in total VMT

Based on these criteria the VMT thresholds of significance shown in **Exhibit 5** have been established.

#### Exhibit 5 - VMT Thresholds of Significance

Land Use	VMT Threshold	Basis
Residential	11.9 VMT/capita <sup>10</sup>	15% below existing county-wide average VMT per capita.
Office	6.4 Work VMT/Employee <sup>11</sup>	15% below existing county-wide average Work VMT per employee
Retail	Net regional change	Using the county as the basis
Other Employment	Work VMT/Employee <sup>12</sup>	15% below existing county-wide average Work VMT per employee for similar land uses
Other Customer	Net regional change	Using the county as the basis

Note that the inclusion of “Other Employment” and “Other Customer” refers to all other service and goods providers that are not included in the basic office/retail categories. As shown they follow a similar approach to the office/retail categories with the principal difference being that the average/basis for of the threshold would be the aggregation of the specific “other” land use across the county (i.e. an industrial project would use industrial uses, etc.).

<sup>9</sup> 2018 OPR Guidance, Pages 15-16

<sup>10</sup> Residential VMT specifically applies to all Home-Based trips residential trips as represented in the Travel Demand Model. Refer to Appendix A for additional information.

<sup>11</sup> Work VMT specifically applies to commute trips as represented in the Travel Demand Model. Refer to Appendix A for additional information

<sup>12</sup> Work VMT specifically applies to commute trips as represented in the Travel Demand Model. Refer to Appendix A for additional information



Based on improvements to methods and data as well as other modeling modifications there will be periodic updates to the numerical threshold values shown, however the relative approach for calculating them should remain the same. The values in the current sketch planning tool, discussed in the next section, will supersede the information provided in the table above. Additional thresholds for various employment types are also provide in the sketch planning tool.

### Sketch Planning Tool

The City of Santa Cruz has developed a sketch planning tool for use in SB 743 land use project analysis. The purpose of the tool is to calculate VMT for a land use project. As with any sketch planning tool, there are distinct limitations in terms of its application including limits on the type and size of development that can be applied to. Note that it is anticipated that the tool will continue to evolve in response to data or methodological changes and as such it is important that the most current version of the tool be utilized. Broadly, the sketch planning tool provides the following information:

- Institute of Transportation Engineers (ITE) Trip Generation
- VMT Threshold Analysis
- Greenhouse Gas (GHG) Estimation
- Transportation Demand Management (TDM) Evaluation

The VMT Analysis methodology is summarized in **Appendix A**.

### Step 4: Scope of Analysis Agreement

Prior to undertaking VMT analysis, a scope compliant with the City of Santa Cruz's requirements should be prepared and submitted for approval. Given the potential complexities of some uses, particularly those not identified as residential, retail, or office, an agreement regarding the threshold and methodology is important to avoid analysis that is not compliant with the City of Santa Cruz's requirements.

### Step 5: Analysis and Mitigation

During this step the analysis agreed to under Step 4 should be completed. Relevant documentation providing enough detail that assumptions are clearly understandable, and methods that can be replicated should be provided along with the results of the VMT analysis for the proposed project.

If a significant transportation impact is identified, feasible mitigation measures to avoid or reduce the impact must be identified. CEQA requires that the mitigation measures are included in the project's environmental assessment. OPR provides a list of potential measures to reduce VMT but gives the lead City of Santa Cruz full discretion in the selection of mitigation measures.

The type and size of the project will determine the most appropriate mitigation strategies for VMT impacts. For large projects such as general plans or specific plans, VMT mitigations should concentrate on the project's density and land use mix, site design, regional policies, and availability of transit, bicycle, and pedestrian facilities. For smaller projects such as an individual development project, VMT mitigations will typically require the preparation of a transportation demand management (TDM)

program. A TDM program is a combination of strategies to reduce VMT. The program is created by an applicant for their land use project based on a list of strategies agreed to with the City of Santa Cruz.

The City of Santa Cruz has developed a list of potential TDM strategies appropriate for their jurisdiction and what magnitude of VMT reduction could be achieved. The selection process was guided by the California Air Pollution Control Officers Association (CAPCOA) recommendations found in the 2010 publication *Quantifying Greenhouse Gas Mitigation Measures*. The area context of the City of Santa Cruz also influenced the type of TDM strategies that were selected. CAPCOA has found strategies with the largest VMT reduction in rural areas include vanpools, telecommute or alternative work schedules, and master planned communities with design and land-use diversity to encourage intra-community travel. Based on empirical evidence, CAPCOA found the cross-category maximum for all transportation-related mitigation measures is 15% for suburban settings.

**Appendix B** summarizes available TDM strategies along with the maximum VMT reduction, applicable land use application, and complementary strategies. The City of Santa Cruz’s sketch planning tool includes the TDMs summarized in **Appendix B**.

#### Step 6: Mitigation Monitoring

As required by CEQA, the City of Santa Cruz will require ongoing mitigation monitoring and reporting. The specifics of this will be developed on a project basis.

## Transportation Projects

Depending on the specific nature of a transportation project; it can alter trip patterns, trip lengths, and even trip generation. Research has determined that capacity-enhancing projects can and often do increase VMT. This phenomenon is commonly referred to as “induced demand”. While methods are generally less developed for the analysis of induced demand compared to other areas of transportation analysis, there is still the need to quantify and understand its impact to the transportation system considering the requirements of SB 743.

Similarly, to land use projects, the approach to transportation project analysis closely align with the 2018 OPR Guidance. In terms of analysis, the analyst should first determine whether the transportation project has been prescreened and determined to have a non-significant impact as described in the following section.

### Screen for Non-Significant Transportation Impact

The following non-significant impact examples are provided directly from the 2018 OPR Guidance<sup>13</sup>:

- Rehabilitation, maintenance, replacement, safety, and repair projects designed to improve the condition of existing transportation assets (e.g., highways; roadways; bridges; culverts;
- Transportation Management System field elements such as cameras, message signs, detection, or signals; tunnels; transit systems; and assets that serve bicycle and pedestrian facilities) and that do not add additional motor vehicle capacity

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<sup>13</sup> 2018 OPR Guidance, Page 20

- Roadside safety devices or hardware installation such as median barriers and guardrails
- Roadway shoulder enhancements to provide “breakdown space,” dedicated space for use only by transit vehicles, to provide bicycle access, or to otherwise improve safety, but which will not be used as automobile vehicle travel lanes
- Addition of an auxiliary lane of less than one mile in length designed to improve roadway safety
- Installation, removal, or reconfiguration of traffic lanes that are not for through traffic, such as left, right, and U-turn pockets, two-way left turn lanes, or emergency breakdown lanes that are not utilized as through lanes
- Addition of roadway capacity on local or collector streets provided the project also substantially improves conditions for pedestrians, cyclists, and, if applicable, transit
- Conversion of existing general-purpose lanes (including ramps) to managed lanes or transit lanes, or changing lane management in a manner that would not substantially increase vehicle travel
- Addition of a new lane that is permanently restricted to use only by transit vehicles
- Reduction in number of through lanes
- Grade separation to separate vehicles from rail, transit, pedestrians or bicycles, or to replace a lane in order to separate preferential vehicles (e.g., HOV, HOT, or trucks) from general vehicles
- Installation, removal, or reconfiguration of traffic control devices, including Transit Signal Priority (TSP) features
- Installation of traffic metering systems, detection systems, cameras, changeable message signs and other electronics designed to optimize vehicle, bicycle, or pedestrian flow
- Timing of signals to optimize vehicle, bicycle, or pedestrian flow
- Installation of roundabouts or traffic circles
- Installation or reconfiguration of traffic calming devices
- Adoption of or increase in tolls
- Addition of tolled lanes, where tolls are sufficient to mitigate VMT increase
- Initiation of new transit service
- Conversion of streets from one-way to two-way operation with no net increase in number of traffic lanes
- Removal or relocation of off-street or on-street parking spaces
- Adoption or modification of on-street parking or loading restrictions (including meters, time limits, accessible spaces, and preferential/reserved parking permit programs)

- Addition of traffic wayfinding signage
- Rehabilitation and maintenance projects that do not add motor vehicle capacity
- Addition of new or enhanced bike or pedestrian facilities on existing streets/highways or within existing public rights-of-way
- Addition of Class I bike paths, trails, multi-use paths, or other off-road facilities that serve nonmotorized travel
- Installation of publicly available alternative fuel/charging infrastructure
- Addition of passing lanes, truck climbing lanes, or truck brake-check lanes in rural areas that do not increase overall vehicle capacity along the corridor

#### Significance Threshold and Methodology

For projects that increase roadway capacity and are not identified under the Non-Significant Screening Criteria in the prior section, the significance criterion should be change in regional VMT. A finding of a significant impact would be determined if a transportation project results in a net increase in regional VMT.

## Appendix A

### VMT Analysis Methodology

Travel Demand Models (TDMs) are broadly considered to be amongst the most accurate of available tools to assess regional and sub-area VMT. While the Association of Monterey Bay Area governments (AMBAG) maintains the regional travel demand model as a part of the Metropolitan Transportation Plan/Sustainable Communities Strategy program (MTP/SCS), Santa Cruz County maintains its own travel demand model (SCC TDM) as part of the General Plan. The latest available version of the SCC TDM was developed as part of the 2020 General Plan update was determined to be the best fit for developing the VMT thresholds as it has the most up to date land use information for the County, as well as detailed roadway and transit networks in the model.

The 2019 Base Year model scenario was used for the baseline conditions and 2040 Future Year model scenario was used for the cumulative conditions in the City. The four incorporated cities included in the model (City of Capitola, City of Santa Cruz, City of Scotts Valley, and the City of Watsonville) are major contributors of the trips throughout the County during a typical weekday.

As many of the County's daily trips originate from or are destined for areas outside of the County such as the Bay area and Monterey County (external trips), their total length could not be computed solely using the SCC TDM, additional analysis was required. The length of these trips was determined using two main processes, using Big Data and SCC TDM output files. Data was obtained from Teralytics that summarized the number of trips to and from the County to the surrounding Counties at the Census Tract level for the entire month of October 2019. The distance between each Census Tract was determined by using the TransCAD software, the modeling platform the SCC TDM runs on. The multipath analysis function within the TransCAD software was used to determine the point to point distance between the centroid of each Census Tract using the internal pathing algorithm that determines the shortest path along the roadway network between the centroid of each Census Tract pair. The shortest path between each County Census Tract and each non-County Census Tract that contained at least one trip was multiplied by the share of the total trips to and from each Census Tract within the County to determine the average trip length to and from the County Census Tract. The average trip length was applied to each TAZ based on the TAZ to Census Tract association and multiplied by the number of external trips to and from that TAZ to determine the total external VMT by TAZ.

However, before beginning the Countywide VMT analysis, the zonal structure and various components of the SCC TDM were thoroughly reviewed to make the best use of model results to determine the VMT thresholds.

### Model Zone Structure

VMT was computed at Traffic Analysis Zone (TAZ) level to determine the thresholds as well as to allow for comparisons among different areas throughout the County. There are 696 TAZs within the County, including 364 TAZs within the unincorporated parts of the County.

### Socio-Economic Data

Socioeconomic data (SED) and other model inputs are associated with each TAZ. Out of several different variables in the model SED, the VMT analysis mainly focused on population, the number of households, the number of students, and types of employment that are used in the trip generation component. VMT

computation was focused on the number of households in each TAZ and employment variables by 6 industries to determine rest of the trips. Employment variables used in the model are listed below.

Employment by Industry type:

1. Agriculture
2. Construction
3. Industrial and Manufacturing
4. Retail and Food
5. Service (White Collar, non-government jobs)
6. Public Administration (Government jobs)

### Trip Generation

The SCC TDM runs a series of complex steps to estimate daily trip productions and attractions by various trip purposes for each TAZ. The trip purposes are listed below.

Model Trip Purpose:

1. Home-Based Work (HW)
2. Home-Based Other (HO)
3. Home-Based School, K-12 (HK)
4. Home-Based College (HC)
5. Home-Based Shopping (HS)
6. Work-Based Other (WO)
7. Other-Based Other (OO)

The production model uses several variables such as number of workers, household income, age, household size and car availability depending on the trip purpose. Trip productions for every TAZ in the model were compiled separately by each trip purpose. The attraction model uses employment categories for the HW trip purpose, whereas it uses the employment categories and number of students (K-12 and University) for all non-HW trip purposes. The attraction model estimates trip attractions to each TAZ by regression coefficients that vary by employment type. Trip attractions for every TAZ were compiled by each purpose and by each employment type based on these regression coefficients.

### Person Trips, Vehicle Occupancy, Trip Distance

Trip productions and attractions were compiled after the mode choice step, and only auto trips were used for the analysis. After the vehicle trip productions and attractions were computed for each trip purpose, trip lengths were applied for each zone pair from the skim matrices in the model to compute the production and attraction VMT by purpose.

### VMT by Land Use Type

The residential VMT was computed by combining the production VMT for all the Home-Based trip purposes. VMT for non-residential land uses was computed from the attraction VMT by appropriate trip purposes and regression coefficients used in the attraction model.

Residential and non-residential VMT by each TAZ were computed and average VMT were determined by City, County and Region levels to determine City's thresholds.

## Appendix B

City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
<b>Transit Strategies</b>					
1	Transit Stops	Coordinate with local transit agency to provide bus stop near the site. Real time transportation information displays support on-the-go decision making to support sustainable trip making. Only get a reduction on a non-HQT line, cannot get both.	Infrastructure	3%	All
2	Safe and Well-Lit Access to Transit	Enhance the route for people walking or bicycling to nearby transit (typically off-site). Provide Emergency 911 phones along these routes to enhance safety.	Infrastructure	1%	All
3	Implement Neighborhood Shuttle	Implement project-operated or project-sponsored neighborhood shuttle serving residents, employees, and visitors of the project site	Incentive	5%	All
4	Transit Subsidies	<p>Involves the subsidization of transit fare for residents and employees of the project site. This strategy assumes transit service is already present in the project area.</p> <p>Pays for employees to use local transit. This could either be a discounted ticket or a full-reimbursed transit ticket. Include Trolley considerations.</p>	Incentive	5%	All



City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
<b>Communication &amp; Information Strategies</b>					
5	Mandatory Travel Behavior Change Program	Involves the development of a travel behavior change program that targets individuals' attitudes, goals, and travel behaviors, educating participants on the impacts of their travel choices and the opportunities to alter their habits. Provide a web site that allows employees to research other modes of transportation for commuting. Employee-focused travel behavior change program that targets individuals attitudes, goals, and travel behaviors, educating participants on the impacts of their travel choices and the opportunities to alter their habits.	Incentive	4%	All
6	Promotions & Marketing	Involves the use of marketing and promotional tools to educate and inform travelers about site-specific transportation options and the effects of their travel choices with passive educational and promotional materials. Marketing and public information campaign to promote awareness of TDM program with an on-site coordinator to monitor program.	Incentive		All

City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
<b>Commuting Strategies</b>					
7	Employer Sponsored Vanpool or Shuttle	Implementation of employer-sponsored employee vanpool or shuttle providing new opportunities for access to connect employees to the project site.	Incentive / Infrastructure	5%	Commute
8	Preferential Carpool / Vanpool Parking Spaces	Reserved carpool / vanpool spaces closer to the building entrance.	Infrastructure	1%	
9	Passenger Loading Zones for Carpool / Vanpool	Provide easy access for carpools or vanpools.	Infrastructure	1%	
10	On-site Carts or Shuttles or bikes	Provide on-site cart or shuttle for employees to travel across campus.	Incentive / Infrastructure	2%	All
11	Emergency Ride Home (ERH) Program	Provides an occasional subsidized ride to commuters who use alternative modes. Guaranteed ride home for people if they need to go home in the middle of the day due to an emergency or stay late and need a ride at a time when transit service is not available. Ecology Action is preferred vendor. This supplemental to the other trip reduction strategies. ADD to 5 and 6	Incentive	4%	Commute
12	On-site Childcare	Provides on-site childcare to remove the need to drive a child to daycare at a separate location.	Infrastructure	4%	All

City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
13	Telecommuting	Four-Ten work schedule results in 20% weekly VMT reduction, 10% trip reduction equals 15% VMT reduction		20%	
14	Alternative work schedule	Alternative Fridays off (Nine-Ten schedule)			
Shared Mobility Strategies					
15	Mandatory Ride Amigos-Share Program	Increases vehicle occupancy by providing ride-share matching services, designating preferred parking for ride-share participants, designing adequate passenger loading/unloading and waiting areas for ride-share vehicles, and providing a website or message board to connect riders and coordinate rides. Need a point person form the business on-site	Incentive	10%	Commute
16	Employee/Employer Car Share	Implement car sharing to allow people to have on-demand access to a vehicle, as-needed. This may include providing membership to an existing program located within 1/4 mile, contracting with a third-party vendor to extend membership-based service to an area, or implementing a project-specific fleet that supports the residents and employees on - site.	Incentive	1%	All

City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
		Provide an on-site car vehicle for employees to use for short trips. This allows for employees to run errands or travel for lunch.	Incentive	2%	Commute
17	School Carpool Program	Implements a school carpool program to encourage ride-sharing for students.	Incentive	15%	School
Bicycle Infrastructure Strategies					
18	Bike Share	Sign up for shared bikes.	Incentive / Infrastructure	7%	All
19	Implement/Improve On-street Bicycle Facility	Implements or provides funding for improvements to corridors and crossings for bike networks identified within a one-half mile buffer area of the project boundary, to support safe and comfortable bicycle travel.	Infrastructure	4%	All
20	Include Bike Parking in excess of City Code	Implements long-term bicycle parking to support safe and comfortable bicycle travel by providing parking facilities at destinations	Infrastructure	1%  2%  1%	All
21	Include Secure Bike Parking and Showers in excess of City Code	Implements additional end-of-trip bicycle facilities to support safe and comfortable bicycle travel.	Infrastructure		
22	Bicycle Repair Station / Services	On-site bicycle repair tools and space to use them supports on-going use of bicycles for transportation.	Infrastructure		

City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
<b>Neighborhood Enhancement Strategies</b>					
23	Traffic Calming Improvements	Implements traffic calming measures throughout and around the perimeter of the project site that encourage people to walk, bike, or take transit within the development and to the development from other locations.	Infrastructure	3%	All
24	Pedestrian Network Improvements	Implements pedestrian network improvements throughout and around the project site that encourages people to walk.	Infrastructure	2%	All
<b>Miscellaneous Strategies</b>					
25	Virtual Care Strategies for Hospitals/Health care providers/MOB/Clinic	Resources to allow patients to access healthcare services or communicate with healthcare staff through online or off-site programs.	Infrastructure	5%	Hospital Visitors
26	On-site Affordable Housing	Provides on-site affordable housing in excess of inclusionary rates % of units is the % reduction developer can get.	Infrastructure	TBD	All
<b>Parking Strategies</b>					
27	Reduce Parking Supply	Changes on-site parking supply to provide less than the amount required by municipal code. Permitted reductions could utilize mechanisms such as TOC, Density Bonus, Bike Parking ordinance, or locating in a Specific Plan Area.	Infrastructure	10.0%	All

City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
28	Unbundle Parking	Unbundles parking costs from property costs, requiring those who wish to purchase parking spaces to do so at an additional cost. Implementation of residential permit parking zones for long-term use of on-street parking in residential area at the expense to the developer.	Incentive	10%	Residential
29	Parking Cash-Out	Provide employees a choice of forgoing current parking for a cash payment to be determined by the employer. The higher the cash payment, the higher the reduction.	Incentive	5.0%	Commercial Only
30	Residential Area Parking Permits		Incentive	0.25%	Only in non-Coastal Commission areas
31	Parking Management Strategies	Strategies to encourage efficiency in parking facilities and improve the quality of service to parking users	Incentive	1%	Valet

**SB 743 Implementation Guidelines City  
of Santa Cruz  
May 12, 2022**

## Background

In 2013, SB 743 was signed into law by California Governor Jerry Brown with a goal of reducing Greenhouse Gas (GHG) emissions, promoting the development of infill land use projects and multimodal transportation networks, and to promote a diversity of land uses within developments. One significant outcome resulting from this statute is the removal of automobile delay and congestion, commonly known as level of service (LOS), as a basis for determining significant transportation impacts under the California Environmental Quality Act (CEQA).

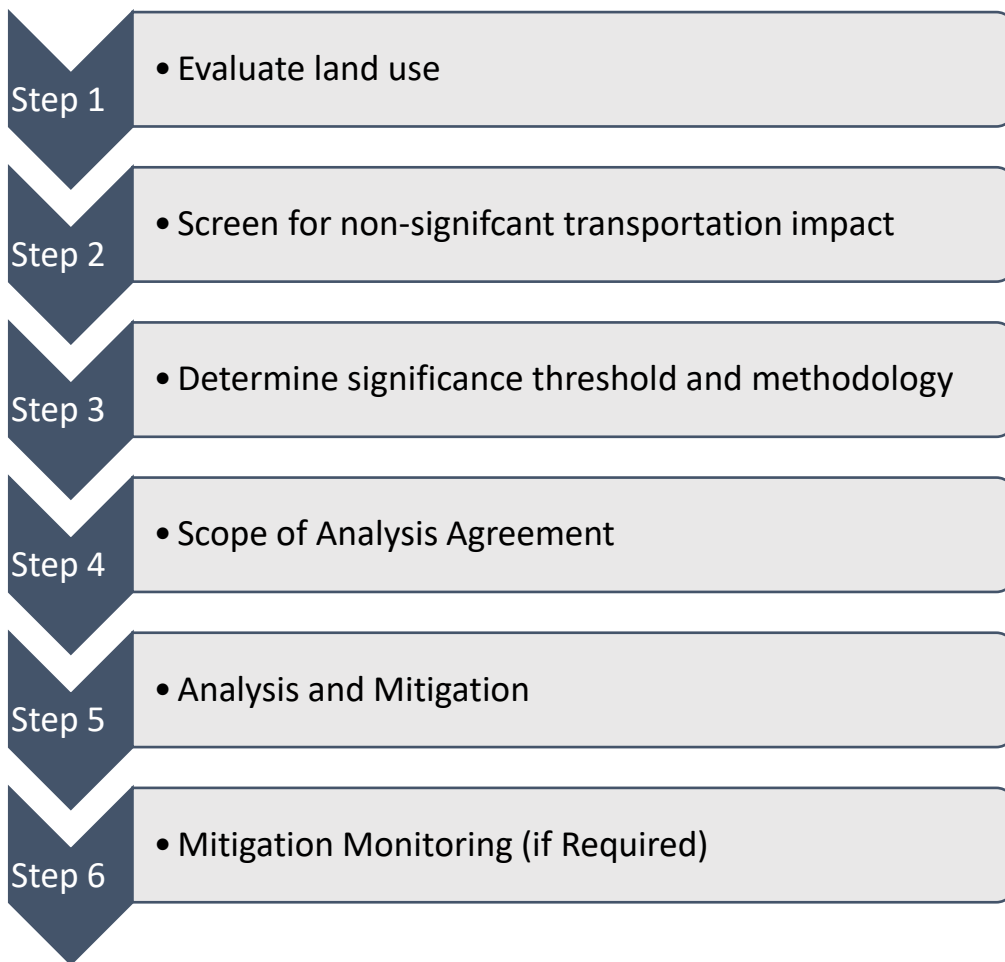
The Governor's Office of Planning and Research (OPR) selected Vehicle Miles Traveled (VMT) as the principal measure to replace LOS for determining significant transportation impacts. VMT is a measure of total vehicular travel that accounts for the number of vehicle trips and the length of those trips. OPR selected VMT, in part, because jurisdictions are already familiar with this metric. VMT is already used in CEQA to study other potential impacts such as GHG, air quality, and energy impacts and is used in planning for regional Sustainable Communities Strategies (SCS).

VMT also allows for an analysis of a project's impact throughout the jurisdiction rather than only in the vicinity of the proposed project allowing for a better understanding of the full extent of a project's transportation-related impact. It should be noted that SB 743 does not disallow a City of Santa Cruz to use LOS for other planning purposes outside the scope of CEQA.

## Land Use Projects

An approach to identify transportation impacts under CEQA for land-use that closely align with guidance provided within the OPR *Technical Advisory on Evaluating Transportation Impacts in CEQA* (2018). While the OPR guidance related to SB 743 has been a helpful introduction to using VMT to evaluate projects, it does not provide a complete solution. There are a multitude of complex practical issues that are not addressed by the OPR guidance. OPR Guidance does not specifically address land uses beyond residential, office and retail, and it provides latitude on some elements of implementation. In response to this, a specific series of analysis steps for SB 743 project evaluation have been developed to clarify requirements and reduce potential confusion. **Exhibit 1** provides a graphical representation of this analysis process.

## Exhibit 1 – Process for CEQA VMT Analysis for Land Use Projects





## Step 1: Evaluate Land Use Type

During the initial step the land use projects will need to be evaluated for the following considerations:

- **Land use type.** For the purposes of analysis, the Institute of Transportation Engineers (ITE) land use codes serve as the basis of land use definitions. Although it is recognized that VMT evaluation tools and methodologies are typically not fully sensitive to some of the distinctions between some ITE categories, the use of ITE land use codes is useful for maintaining consistency across analyses, determining trip generation for other planning level tools, and maintaining a common understanding of trip making characteristics amongst transportation professionals. The ITE land use code is also used as an input into the sketch planning tool.
- **Mixed Use.** If there are multiple distinct land uses within the project (residential, office, retail, etc.), they will be required to be analyzed separately unless they are determined to be insignificant to the total VMT. Mixed use projects are permitted to account for internal capture which depending on the methodology may require a distinct approach not covered in this documentation.
- **Redevelopment projects.** As described under the Non-Significant Screening Criteria section, redevelopment projects which have lower VMT than the existing on-site use can be determined to have a non-significant impact.

## Step 2: Screen for Non-Significant Transportation Impact

The purpose of this step is to determine if a presumption of a non-significant transportation impact can be made on the facts of the project. The guidance in this section is primarily intended to avoid unnecessary analysis and findings that would be inconsistent with the intent of SB 743. A detailed CEQA transportation analysis will not be required for land use elements of a project that meet the screening criteria shown in **Exhibit 2**. If a project is mixed use in nature, only those elements of the project that do not comply with the elements in **Exhibit 2** would require further evaluation to determine transportation significance for CEQA purposes.

## Exhibit 2 – Screening Criteria

Screening Criteria	OPR Guidance
<b>SMALL PROJECTS<sup>1</sup></b>	<p><b>Expected to cause a less-than-significant impact:</b></p> <ul style="list-style-type: none"> <li>Project generation is less than 110 trips per day</li> </ul> <p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"> <li>It is inconsistent with the Sustainable Communities Strategy as determined by the City of Santa Cruz</li> </ul>
<b>PROJECTS NEAR HIGH QUALITY TRANSIT<sup>2</sup></b>	<p><b>Expected to cause a less-than-significant impact:</b></p> <ul style="list-style-type: none"> <li>Within a ½ mile of an existing major transit stop.</li> <li>Maintains a service interval frequency of 15 minutes or less during the morning and afternoon peak commute periods.</li> </ul> <p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"> <li>Has a Floor Area Ratio (FAR) of less than 0.75</li> <li>Includes more parking for use by residents, customers, or employees of the project than required by the City of Santa Cruz</li> <li>It is inconsistent with the Sustainable Communities Strategy as determined by the City of Santa Cruz</li> <li>Replaces affordable residential units with a smaller number of moderate- or high-income residential units</li> </ul>
<b>LOCAL-SERVING RETAIL<sup>3</sup></b>	<p><b>Expected to cause a less-than-significant impact:</b></p> <ul style="list-style-type: none"> <li>No single store on-site exceeds 50,000 square feet</li> <li>Project is local-serving as determined by the City of Santa Cruz</li> </ul> <p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"> <li>If the nature of the service is regionally focused as determined by the City of Santa Cruz</li> </ul>
<b>AFFORDABLE HOUSING<sup>4</sup></b>	<p><b>Expected to cause a less-than-significant impact:</b></p>

<sup>1</sup> 2018 OPR Guidance, page 12

<sup>2</sup> 2018 OPR Guidance, page 13

<sup>3</sup> 2018 OPR Guidance, page 16

<sup>4</sup> 2018 OPR Guidance, page 14. As described, “Evidence supports a presumption of less than significant impact for a 100 percent affordable residential development (or the residential component of a mixed-use development) in infill locations. Lead agencies may develop their own

## Exhibit 2 – Screening Criteria

Screening Criteria	OPR Guidance
	<ul style="list-style-type: none"> <li>A high percentage of affordable housing is provided as determined by the City of Santa Cruz</li> </ul> <p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"> <li>The percentage of affordable housing is determined by the City of Santa Cruz to not be high in relation to the residential element of a project</li> </ul>
<b>LOCAL ESSENTIAL SERVICE<sup>5</sup></b>	<p><b>Screening allowed if:</b></p> <ul style="list-style-type: none"> <li>Day care center</li> <li>Public K-12 School</li> <li>Police or Fire facility</li> <li>Medical/Dental office building</li> <li>Government offices (in-person services such as post office, library, and utilities)</li> <li>Supportive Housing Types (assisted living, permanent supportive housing, memory care, etc)</li> </ul> <p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"> <li>If the nature of the service is regionally focused as determined by the City of Santa Cruz</li> </ul>
<b>MAP-BASED SCREENING<sup>6</sup></b>	<p><b>Expected to cause a less-than-significant impact:</b></p> <ul style="list-style-type: none"> <li>Area of development is under threshold as shown on screening map as allowed by City of Santa Cruz</li> </ul> <p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"> <li>Represent significant growth as to substantially change regional travel patterns as determined by the City of Santa Cruz</li> </ul>
<b>REDEVELOPMENT PROJECTS<sup>7</sup></b>	<p><b>Expected to cause a less-than-significant impact:</b></p> <ul style="list-style-type: none"> <li>Project replaces an existing VMT-generating land use and does not result in a net overall increase in VMT</li> </ul>

presumption of less than significant impact for residential projects (or residential portions of mixed-use projects) containing a particular amount of affordable housing, based on local circumstances and evidence.”

<sup>5</sup> Based on assumption that, like local-serving retail, the addition of necessary local in-person services will reduce VMT given that trips to these locations will be made irrespective of distance given their non-discretionary nature.

<sup>6</sup> 2018 OPR Guidance, page 12

<sup>7</sup> 2018 OPR Guidance, Page 18

## Exhibit 2 – Screening Criteria

Screening Criteria	OPR Guidance
	<p><b>CEQA transportation analysis required if:</b></p> <ul style="list-style-type: none"><li>▪ Project replaces an existing VMT-generating land use and results in a net overall increase in VMT</li></ul>

### Step 3: Significance Threshold and Methodology

The purpose of this step is to determine the threshold of significance for application to a land use project. Significance thresholds are based on land use type, broadly categorized as efficiency and net change metrics. Efficiency metrics include VMT/Capita and Work VMT/employee<sup>8</sup>. As described in **Table 1**, “Net Change” refers to the net change in regional VMT. “Net Change” is used for elements that include a significant customer base, such as commercial uses although it can extend to a variety of uses that have similar characteristics as shown in **Exhibit 3**.

**Exhibit 3 - Significance Threshold and Methodology**

Threshold Basis	Efficiency	Net Change
Example Land Use	Residential, Professional Office, Industrial	Retail, Medical Office, Sports Venue
Example VMT Thresholds	Per capita, per employee	Region VMT change
Customer Component	No	Yes
Allowable Methods	Non-Significant Screening Criteria, The City of Santa Cruz Sketch Planning Tool, Travel Demand Model	Non-Significant Screening Criteria, Travel Demand Model

For projects with a significant customer basis it is typically appropriate to separate employee trip characteristics from the customer base unless the customer base is minimal in nature. Under these circumstances, it is most appropriate to evaluate the total of the delta in regional VMT resultant from the customer base plus the delta of VMT resultant from employees based on the following formula:

$$(\text{number of employees}) \times (\text{estimated VMT/employee} - \text{threshold VMT/employee})$$

The threshold of significance will accordingly correspond to the “Net Change” threshold as described in **Exhibit 3**. Under these circumstances, it is most appropriate to evaluate this total Net Change as the basis for evaluating the outcome of mitigations in terms of determining transportation significance although each element of the project should be tallied separately for the purposes of clarity.

<sup>8</sup> Work VMT specifically applies to commute trips as represented by the attractions in the Travel Demand Model. Refer to Appendix A for additional information

### VMT Thresholds of Significance

OPR suggests a 15 percent VMT reduction relative to existing local or regional average VMT levels. The thresholds of significance recommended by OPR, as they relate to the City of Santa Cruz, are summarized in **Exhibit 4**.

#### Exhibit 4 - OPR suggested VMT Thresholds of Significance

Land Use	OPR Guidance <sup>9</sup>
Residential	15% below existing county-wide average VMT per capita
Office	15% below existing county-wide average VMT per employee
Retail	Net increase in total VMT

Based on these criteria the VMT thresholds of significance shown in **Exhibit 5** have been established.

#### Exhibit 5 - VMT Thresholds of Significance

Land Use	VMT Threshold	Basis
Residential	11.9 VMT/capita <sup>10</sup>	15% below existing county-wide average VMT per capita.
Office	6.4 Work VMT/Employee <sup>11</sup>	15% below existing county-wide average Work VMT per employee
Retail	Net regional change	Using the county as the basis
Other Employment	Work VMT/Employee <sup>12</sup>	15% below existing county-wide average Work VMT per employee for similar land uses
Other Customer	Net regional change	Using the county as the basis

Note that the inclusion of “Other Employment” and “Other Customer” refers to all other service and goods providers that are not included in the basic office/retail categories. As shown they follow a similar approach to the office/retail categories with the principal difference being that the average/basis for of the threshold would be the aggregation of the specific “other” land use across the county (i.e. an industrial project would use industrial uses, etc.).

<sup>9</sup> 2018 OPR Guidance, Pages 15-16

<sup>10</sup> Residential VMT specifically applies to all Home-Based trips residential trips as represented in the Travel Demand Model. Refer to Appendix A for additional information.

<sup>11</sup> Work VMT specifically applies to commute trips as represented in the Travel Demand Model. Refer to Appendix A for additional information

<sup>12</sup> Work VMT specifically applies to commute trips as represented in the Travel Demand Model. Refer to Appendix A for additional information

Based on improvements to methods and data as well as other modeling modifications there will be periodic updates to the numerical threshold values shown, however the relative approach for calculating them should remain the same. The values in the current sketch planning tool, discussed in the next section, will supersede the information provided in the table above. Additional thresholds for various employment types are also provide in the sketch planning tool.

### Sketch Planning Tool

The City of Santa Cruz has developed a sketch planning tool for use in SB 743 land use project analysis. The purpose of the tool is to calculate VMT for a land use project. As with any sketch planning tool, there are distinct limitations in terms of its application including limits on the type and size of development that can be applied to. Note that it is anticipated that the tool will continue to evolve in response to data or methodological changes and as such it is important that the most current version of the tool be utilized. Broadly, the sketch planning tool provides the following information:

- Institute of Transportation Engineers (ITE) Trip Generation
- VMT Threshold Analysis
- Greenhouse Gas (GHG) Estimation
- Transportation Demand Management (TDM) Evaluation

The VMT Analysis methodology is summarized in **Appendix A**.

### Step 4: Scope of Analysis Agreement

Prior to undertaking VMT analysis, a scope compliant with the City of Santa Cruz's requirements should be prepared and submitted for approval. Given the potential complexities of some uses, particularly those not identified as residential, retail, or office, an agreement regarding the threshold and methodology is important to avoid analysis that is not compliant with the City of Santa Cruz's requirements.

### Step 5: Analysis and Mitigation

During this step the analysis agreed to under Step 4 should be completed. Relevant documentation providing enough detail that assumptions are clearly understandable, and methods that can be replicated should be provided along with the results of the VMT analysis for the proposed project.

If a significant transportation impact is identified, feasible mitigation measures to avoid or reduce the impact must be identified. CEQA requires that the mitigation measures are included in the project's environmental assessment. OPR provides a list of potential measures to reduce VMT but gives the lead City of Santa Cruz full discretion in the selection of mitigation measures.

The type and size of the project will determine the most appropriate mitigation strategies for VMT impacts. For large projects such as general plans or specific plans, VMT mitigations should concentrate on the project's density and land use mix, site design, regional policies, and availability of transit, bicycle, and pedestrian facilities. For smaller projects such as an individual development project, VMT mitigations will typically require the preparation of a transportation demand management (TDM)

program. A TDM program is a combination of strategies to reduce VMT. The program is created by an applicant for their land use project based on a list of strategies agreed to with the City of Santa Cruz.

The City of Santa Cruz has developed a list of potential TDM strategies appropriate for their jurisdiction and what magnitude of VMT reduction could be achieved. The selection process was guided by the California Air Pollution Control Officers Association (CAPCOA) recommendations found in the 2010 publication *Quantifying Greenhouse Gas Mitigation Measures*. The area context of the City of Santa Cruz also influenced the type of TDM strategies that were selected. CAPCOA has found strategies with the largest VMT reduction in rural areas include vanpools, telecommute or alternative work schedules, and master planned communities with design and land-use diversity to encourage intra-community travel. Based on empirical evidence, CAPCOA found the cross-category maximum for all transportation-related mitigation measures is 15% for suburban settings.

**Appendix B** summarizes available TDM strategies along with the maximum VMT reduction, applicable land use application, and complementary strategies. The City of Santa Cruz’s sketch planning tool includes the TDMs summarized in **Appendix B**.

#### Step 6: Mitigation Monitoring

As required by CEQA, the City of Santa Cruz will require ongoing mitigation monitoring and reporting. The specifics of this will be developed on a project basis.

## Transportation Projects

Depending on the specific nature of a transportation project; it can alter trip patterns, trip lengths, and even trip generation. Research has determined that capacity-enhancing projects can and often do increase VMT. This phenomenon is commonly referred to as “induced demand”. While methods are generally less developed for the analysis of induced demand compared to other areas of transportation analysis, there is still the need to quantify and understand its impact to the transportation system considering the requirements of SB 743.

Similarly, to land use projects, the approach to transportation project analysis closely align with the 2018 OPR Guidance. In terms of analysis, the analyst should first determine whether the transportation project has been prescreened and determined to have a non-significant impact as described in the following section.

### Screen for Non-Significant Transportation Impact

The following non-significant impact examples are provided directly from the 2018 OPR Guidance<sup>13</sup>:

- Rehabilitation, maintenance, replacement, safety, and repair projects designed to improve the condition of existing transportation assets (e.g., highways; roadways; bridges; culverts;
- Transportation Management System field elements such as cameras, message signs, detection, or signals; tunnels; transit systems; and assets that serve bicycle and pedestrian facilities) and that do not add additional motor vehicle capacity

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<sup>13</sup> 2018 OPR Guidance, Page 20



- Roadside safety devices or hardware installation such as median barriers and guardrails
- Roadway shoulder enhancements to provide “breakdown space,” dedicated space for use only by transit vehicles, to provide bicycle access, or to otherwise improve safety, but which will not be used as automobile vehicle travel lanes
- Addition of an auxiliary lane of less than one mile in length designed to improve roadway safety
- Installation, removal, or reconfiguration of traffic lanes that are not for through traffic, such as left, right, and U-turn pockets, two-way left turn lanes, or emergency breakdown lanes that are not utilized as through lanes
- Addition of roadway capacity on local or collector streets provided the project also substantially improves conditions for pedestrians, cyclists, and, if applicable, transit
- Conversion of existing general-purpose lanes (including ramps) to managed lanes or transit lanes, or changing lane management in a manner that would not substantially increase vehicle travel
- Addition of a new lane that is permanently restricted to use only by transit vehicles
- Reduction in number of through lanes
- Grade separation to separate vehicles from rail, transit, pedestrians or bicycles, or to replace a lane in order to separate preferential vehicles (e.g., HOV, HOT, or trucks) from general vehicles
- Installation, removal, or reconfiguration of traffic control devices, including Transit Signal Priority (TSP) features
- Installation of traffic metering systems, detection systems, cameras, changeable message signs and other electronics designed to optimize vehicle, bicycle, or pedestrian flow
- Timing of signals to optimize vehicle, bicycle, or pedestrian flow
- Installation of roundabouts or traffic circles
- Installation or reconfiguration of traffic calming devices
- Adoption of or increase in tolls
- Addition of tolled lanes, where tolls are sufficient to mitigate VMT increase
- Initiation of new transit service
- Conversion of streets from one-way to two-way operation with no net increase in number of traffic lanes
- Removal or relocation of off-street or on-street parking spaces
- Adoption or modification of on-street parking or loading restrictions (including meters, time limits, accessible spaces, and preferential/reserved parking permit programs)

- Addition of traffic wayfinding signage
- Rehabilitation and maintenance projects that do not add motor vehicle capacity
- Addition of new or enhanced bike or pedestrian facilities on existing streets/highways or within existing public rights-of-way
- Addition of Class I bike paths, trails, multi-use paths, or other off-road facilities that serve nonmotorized travel
- Installation of publicly available alternative fuel/charging infrastructure
- Addition of passing lanes, truck climbing lanes, or truck brake-check lanes in rural areas that do not increase overall vehicle capacity along the corridor

#### Significance Threshold and Methodology

For projects that increase roadway capacity and are not identified under the Non-Significant Screening Criteria in the prior section, the significance criterion should be change in regional VMT. A finding of a significant impact would be determined if a transportation project results in a net increase in regional VMT.

## Appendix A

### VMT Analysis Methodology

Travel Demand Models (TDMs) are broadly considered to be amongst the most accurate of available tools to assess regional and sub-area VMT. While the Association of Monterey Bay Area governments (AMBAG) maintains the regional travel demand model as a part of the Metropolitan Transportation Plan/Sustainable Communities Strategy program (MTP/SCS), Santa Cruz County maintains its own travel demand model (SCC TDM) as part of the General Plan. The latest available version of the SCC TDM was developed as part of the 2020 General Plan update was determined to be the best fit for developing the VMT thresholds as it has the most up to date land use information for the County, as well as detailed roadway and transit networks in the model.

The 2019 Base Year model scenario was used for the baseline conditions and 2040 Future Year model scenario was used for the cumulative conditions in the City. The four incorporated cities included in the model (City of Capitola, City of Santa Cruz, City of Scotts Valley, and the City of Watsonville) are major contributors of the trips throughout the County during a typical weekday.

As many of the County's daily trips originate from or are destined for areas outside of the County such as the Bay area and Monterey County (external trips), their total length could not be computed solely using the SCC TDM, additional analysis was required. The length of these trips was determined using two main processes, using Big Data and SCC TDM output files. Data was obtained from Teralytics that summarized the number of trips to and from the County to the surrounding Counties at the Census Tract level for the entire month of October 2019. The distance between each Census Tract was determined by using the TransCAD software, the modeling platform the SCC TDM runs on. The multipath analysis function within the TransCAD software was used to determine the point to point distance between the centroid of each Census Tract using the internal pathing algorithm that determines the shortest path along the roadway network between the centroid of each Census Tract pair. The shortest path between each County Census Tract and each non-County Census Tract that contained at least one trip was multiplied by the share of the total trips to and from each Census Tract within the County to determine the average trip length to and from the County Census Tract. The average trip length was applied to each TAZ based on the TAZ to Census Tract association and multiplied by the number of external trips to and from that TAZ to determine the total external VMT by TAZ.

However, before beginning the Countywide VMT analysis, the zonal structure and various components of the SCC TDM were thoroughly reviewed to make the best use of model results to determine the VMT thresholds.

### Model Zone Structure

VMT was computed at Traffic Analysis Zone (TAZ) level to determine the thresholds as well as to allow for comparisons among different areas throughout the County. There are 696 TAZs within the County, including 364 TAZs within the unincorporated parts of the County.

### Socio-Economic Data

Socioeconomic data (SED) and other model inputs are associated with each TAZ. Out of several different variables in the model SED, the VMT analysis mainly focused on population, the number of households, the number of students, and types of employment that are used in the trip generation component. VMT

computation was focused on the number of households in each TAZ and employment variables by 6 industries to determine rest of the trips. Employment variables used in the model are listed below.

Employment by Industry type:

1. Agriculture
2. Construction
3. Industrial and Manufacturing
4. Retail and Food
5. Service (White Collar, non-government jobs)
6. Public Administration (Government jobs)

### Trip Generation

The SCC TDM runs a series of complex steps to estimate daily trip productions and attractions by various trip purposes for each TAZ. The trip purposes are listed below.

Model Trip Purpose:

1. Home-Based Work (HW)
2. Home-Based Other (HO)
3. Home-Based School, K-12 (HK)
4. Home-Based College (HC)
5. Home-Based Shopping (HS)
6. Work-Based Other (WO)
7. Other-Based Other (OO)

The production model uses several variables such as number of workers, household income, age, household size and car availability depending on the trip purpose. Trip productions for every TAZ in the model were compiled separately by each trip purpose. The attraction model uses employment categories for the HW trip purpose, whereas it uses the employment categories and number of students (K-12 and University) for all non-HW trip purposes. The attraction model estimates trip attractions to each TAZ by regression coefficients that vary by employment type. Trip attractions for every TAZ were compiled by each purpose and by each employment type based on these regression coefficients.

### Person Trips, Vehicle Occupancy, Trip Distance

Trip productions and attractions were compiled after the mode choice step, and only auto trips were used for the analysis. After the vehicle trip productions and attractions were computed for each trip purpose, trip lengths were applied for each zone pair from the skim matrices in the model to compute the production and attraction VMT by purpose.

### VMT by Land Use Type

The residential VMT was computed by combining the production VMT for all the Home-Based trip purposes. VMT for non-residential land uses was computed from the attraction VMT by appropriate trip purposes and regression coefficients used in the attraction model.

Residential and non-residential VMT by each TAZ were computed and average VMT were determined by City, County and Region levels to determine City's thresholds.

## Appendix B

City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
<b>Transit Strategies</b>					
1	Transit Stops	Coordinate with local transit agency to provide bus stop near the site. Real time transportation information displays support on-the-go decision making to support sustainable trip making. Only get a reduction on a non-HQT line, cannot get both.	Infrastructure	3%	All
2	Safe and Well-Lit Access to Transit	Enhance the route for people walking or bicycling to nearby transit (typically off-site). Provide Emergency 911 phones along these routes to enhance safety.	Infrastructure	1%	All
3	Implement Neighborhood Shuttle	Implement project-operated or project-sponsored neighborhood shuttle serving residents, employees, and visitors of the project site	Incentive	5%	All
4	Transit Subsidies	Involves the subsidization of transit fare for residents and employees of the project site. This strategy assumes transit service is already present in the project area.  Pays for employees to use local transit. This could either be a discounted ticket or a full-reimbursed transit ticket. Include Trolley considerations.	Incentive	5%	All

City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
<b>Communication &amp; Information Strategies</b>					
5	Mandatory Travel Behavior Change Program	Involves the development of a travel behavior change program that targets individuals' attitudes, goals, and travel behaviors, educating participants on the impacts of their travel choices and the opportunities to alter their habits. Provide a web site that allows employees to research other modes of transportation for commuting. Employee-focused travel behavior change program that targets individuals attitudes, goals, and travel behaviors, educating participants on the impacts of their travel choices and the opportunities to alter their habits.	Incentive	4%	All
6	Promotions & Marketing	Involves the use of marketing and promotional tools to educate and inform travelers about site-specific transportation options and the effects of their travel choices with passive educational and promotional materials. Marketing and public information campaign to promote awareness of TDM program with an on-site coordinator to monitor program.	Incentive		All

City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
<b>Commuting Strategies</b>					
7	Employer Sponsored Vanpool or Shuttle	Implementation of employer-sponsored employee vanpool or shuttle providing new opportunities for access to connect employees to the project site.	Incentive / Infrastructure	5%	Commute
8	Preferential Carpool / Vanpool Parking Spaces	Reserved carpool / vanpool spaces closer to the building entrance.	Infrastructure	1%	
9	Passenger Loading Zones for Carpool / Vanpool	Provide easy access for carpools or vanpools.	Infrastructure	1%	
10	On-site Carts or Shuttles or bikes	Provide on-site cart or shuttle for employees to travel across campus.	Incentive / Infrastructure	2%	All
11	Emergency Ride Home (ERH) Program	Provides an occasional subsidized ride to commuters who use alternative modes. Guaranteed ride home for people if they need to go home in the middle of the day due to an emergency or stay late and need a ride at a time when transit service is not available. Ecology Action is preferred vendor. This supplemental to the other trip reduction strategies. ADD to 5 and 6	Incentive	4%	Commute
12	On-site Childcare	Provides on-site childcare to remove the need to drive a child to daycare at a separate location.	Infrastructure	4%	All



City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
13	Telecommuting	Four-Ten work schedule results in 20% weekly VMT reduction, 10% trip reduction equals 15% VMT reduction		20%	
14	Alternative work schedule	Alternative Fridays off (Nine-Ten schedule)			
Shared Mobility Strategies					
15	Mandatory Ride Amigos-Share Program	Increases vehicle occupancy by providing ride-share matching services, designating preferred parking for ride-share participants, designing adequate passenger loading/unloading and waiting areas for ride-share vehicles, and providing a website or message board to connect riders and coordinate rides. Need a point person form the business on-site	Incentive	10%	Commute
16	Employee/Employer Car Share	Implement car sharing to allow people to have on-demand access to a vehicle, as-needed. This may include providing membership to an existing program located within 1/4 mile, contracting with a third-party vendor to extend membership-based service to an area, or implementing a project-specific fleet that supports the residents and employees on - site.	Incentive	1%	All

City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
		Provide an on-site car vehicle for employees to use for short trips. This allows for employees to run errands or travel for lunch.	Incentive	2%	Commute
17	School Carpool Program	Implements a school carpool program to encourage ride-sharing for students.	Incentive	15%	School
Bicycle Infrastructure Strategies					
18	Bike Share	Sign up for shared bikes.	Incentive / Infrastructure	7%	All
19	Implement/Improve On-street Bicycle Facility	Implements or provides funding for improvements to corridors and crossings for bike networks identified within a one-half mile buffer area of the project boundary, to support safe and comfortable bicycle travel.	Infrastructure	4%	All
20	Include Bike Parking in excess of City Code	Implements long-term bicycle parking to support safe and comfortable bicycle travel by providing parking facilities at destinations	Infrastructure	1%  2%  1%	All
21	Include Secure Bike Parking and Showers in excess of City Code	Implements additional end-of-trip bicycle facilities to support safe and comfortable bicycle travel.	Infrastructure		
22	Bicycle Repair Station / Services	On-site bicycle repair tools and space to use them supports on-going use of bicycles for transportation.	Infrastructure		

City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
<b>Neighborhood Enhancement Strategies</b>					
23	Traffic Calming Improvements	Implements traffic calming measures throughout and around the perimeter of the project site that encourage people to walk, bike, or take transit within the development and to the development from other locations.	Infrastructure	3%	All
24	Pedestrian Network Improvements	Implements pedestrian network improvements throughout and around the project site that encourages people to walk.	Infrastructure	2%	All
<b>Miscellaneous Strategies</b>					
25	Virtual Care Strategies for Hospitals/Health care providers/MOB/Clinic	Resources to allow patients to access healthcare services or communicate with healthcare staff through online or off-site programs.	Infrastructure	5%	Hospital Visitors
26	On-site Affordable Housing	Provides on-site affordable housing in excess of inclusionary rates % of units is the % reduction developer can get.	Infrastructure	TBD	All
<b>Parking Strategies</b>					
27	Reduce Parking Supply	Changes on-site parking supply to provide less than the amount required by municipal code. Permitted reductions could utilize mechanisms such as TOC, Density Bonus, Bike Parking ordinance, or locating in a Specific Plan Area.	Infrastructure	10.0%	All

City of Santa Cruz					
TDM Measure #	Transportation Demand Management Measure	Description	TDM Type	Max VMT Reduction	VMT Reduction Type
28	Unbundle Parking	Unbundles parking costs from property costs, requiring those who wish to purchase parking spaces to do so at an additional cost. Implementation of residential permit parking zones for long-term use of on-street parking in residential area at the expense to the developer.	Incentive	10%	Residential
29	Parking Cash-Out	Provide employees a choice of forgoing current parking for a cash payment to be determined by the employer. The higher the cash payment, the higher the reduction.	Incentive	5.0%	Commercial Only
30	Residential Area Parking Permits		Incentive	0.25%	Only in non-Coastal Commission areas
31	Parking Management Strategies	Strategies to encourage efficiency in parking facilities and improve the quality of service to parking users	Incentive	1%	Valet



## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Public Works

**SUBJECT:** West Cliff Stairs Rehabilitation (m401402) - Approve Change Order (PW)

---

**RECOMMENDATION:** Motion to approve a change order with Tom Ralston Concrete (Santa Cruz, CA), to improve ocean access at Steamer Lane. The City Manager is hereby authorized and directed to execute the contract in a form approved by the City Attorney. The Public Works Director is authorized to execute change orders within the approved project budget.

---

**BACKGROUND:** In 2021, Tom Ralston Concrete (TRC) was hired to rehabilitate the access stairs from West Cliff Drive to the water at Steamer Lane. The stairs were completed by November 2021 but there was a suggestion that a concrete path could be constructed to improve ocean access from the bottom of the stairs through the rip-rap to the water's edge. Access to the water at this location, even with the stairs in place, has been treacherous for some time as people had to scramble down the rip-rap with no defined pathway. The surfer organization, Save the Waves, pledged to donate \$17,500 to the City of Santa Cruz in order for these improvements to take place.

**DISCUSSION:** While the stairs themselves were completed in November 2021, the construction of the 'stepping pads' was delayed because the construction would be dictated by both tides and sea state. In April, TRC had a window of opportunity to complete the 'stepping pads' (i.e. flat sea state and a minus low tide), but the work was more involved and more material was used than originally contemplated. As a result, the purchase order went over the \$100,000 limit for a minor contract and now requires approval by the City Council.

**FISCAL IMPACT:** The project will have a final cost of \$111,600 and is funded by FY 2022 Capital Investment Program (CIP) project, West Cliff Stair Repair (m401402). Save the Waves contributed \$17,500 to the project. There is no additional impact to the General Fund.

**Prepared By:**  
Josh Spangrud  
Senior Professional Engineer

**Submitted By:**  
Mark R. Dettle  
Director of Public Works

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**  
None.



## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Economic Development

**SUBJECT:** Cooperative Retail Management Business Real Property Improvement  
District Assessments for FY 2023 (ED)

---

**RECOMMENDATION:** Resolution confirming the Cooperative Retail Management Business Real Property Improvement District Annual Plan FY 2023 and levying Cooperative Retail Management Business Real Property Improvement District Assessments for FY 2023.

---

**BACKGROUND:** On February 8, 1994 the City Council adopted Ordinance 94-06 adding Chapter 5.06 to the Santa Cruz Municipal Code establishing the Cooperative Retail Management Business Real Property Improvement District (District) and levying assessments on the properties along Pacific Avenue pursuant to the Parking and Business Improvement Area Law of 1989 for the purpose of establishing a Downtown Hospitality Program. The City Council approved the Downtown Management Corporation (DMC) as an advisory board to make recommendations on the expenditure of revenues collected from the assessment. In 1996, the area was expanded to include side streets between Cedar and Front Streets and some downtown alleyways including Lincoln-Cathcart, Pacific-Front, Pearl Alley, Plaza Lane, Locust Lane, Commerce Lane, Elm Lane, and Birch Lane.

**DISCUSSION:** On May 24, 2022 the City Council approved the DMC FY 22/23 Annual Report/Plan and adopted a resolution stating its intention to levy business improvement assessments for FY 2023.

The assessments for FY 2023 are based upon the linear foot frontage, lot size and building size of the real property used for commercial or business purposes within the District. For property fronting Pacific Avenue, the rates are \$6.35 per linear foot, \$.07 per lot square foot and \$.05 per building square foot. The rate per linear foot is \$4.75, \$.07 per lot square foot and \$.05 per building square feet for property with frontage on side streets and alleys as follows: between Cedar and Front Streets and located on Soquel Avenue; Locust, Cooper, Church, Walnut, Lincoln, Cathcart, Elm and Maple Streets; Plaza, Locust, Commerce, Elm and Birch Lanes; Pearl Alley; Lincoln-Cathcart and Pacific-Front alley ways. Rental residential property is assessed at a discounted rate of \$.025 per building square foot. If a property borders Pacific Avenue, a side street and an alley in the CRM District, the alley side will not be assessed (in other words, no more than two sides will be used in the assessment methodology).

The Resolution of Intention was published in the Sentinel and mailed to affected property owners as required by State law.

At the public hearing portion of this meeting, City Council shall hear and consider written and oral protests pertaining to the proposed levy of assessments, the amount of the proposed assessments, the proposed improvements and activities to be funded with the revenues derived from the proposed levy of assessments, and/or the proposed boundaries of the District in accordance with State & Highways Code Sections 36524 and 36525.

At the conclusion of the public hearing, absent the receipt of written ballots from property owners casting a majority vote against the proposed assessment, Council is requested to adopt a resolution confirming the DMC's plan, as approved by the Council on May 24, 2022.

**FISCAL IMPACT:** The City owns property within the boundaries of the District. The assessment is \$41,749.93 for the City properties. The City also contributes \$16,500 from kiosk rentals and sidewalk license areas and \$10,000 from Economic Development towards the downtown cleaning contract.

**Prepared By:**  
Rebecca Unitt  
Economic Development  
Manager

**Submitted By:**  
Bonnie Lipscomb  
Director of Economic  
Development

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

1. RESOLUTION.DOCX

RESOLUTION NO. NS-29,XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ  
CONFIRMING THE FISCAL YEAR 2023 COOPERATIVE RETAIL MANAGEMENT  
BUSINESS REAL PROPERTY IMPROVEMENT DISTRICT ASSESSMENTS  
AND THE ANNUAL REPORT/PLAN FOR THE DISTRICT

WHEREAS, the Downtown Management Corporation has prepared a report to the City of Santa Cruz for FY 23 pertaining to the business improvement area assessments for the Cooperative Retail Management Business Real Property Improvement District (the "District") under California Streets and Highways Code Section 36533 and Santa Cruz Municipal Code Chapter 5.06; and

WHEREAS, that report was filed with the City Clerk on May 6, 2022; and

WHEREAS, on May 24, 2022 the City Council adopted Resolution No. NS-29,989 stating its intention to levy business improvement assessments for FY 2023; and

WHEREAS, pursuant to the City Council's May 24, 2022 resolution of intention, the City Council, on June 14, 2022 in accordance with California Streets and Highways Code Section 36535, held a public hearing as provided for in Streets and Highways Code Sections 36524 and 36525 at which time it considered the annual report, and the levy of business improvement assessments for FY 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz as follows:

1. The FY 2023 Cooperative Retail Management Business Real Property Improvement District Area Annual Plan filed by the Downtown Management Corporation of Santa Cruz, a California nonprofit corporation ("DMC"), with the City Clerk on May 24, 2022 is hereby confirmed.

2. The adoption of this resolution shall constitute the FY 2023 levy of assessment provided for in Chapter 5.06 of the Santa Cruz Municipal Code pertaining to the downtown business improvement area zone and rate of the Cooperative Retail Management business real property improvement assessments.

PASSED AND ADOPTED this 14<sup>th</sup> day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk Administrator





## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Economic Development

**SUBJECT:** Downtown Association: Parking and Business Improvement Area Assessments for FY 2023 (ED)

---

**RECOMMENDATION:** Resolution confirming the Parking and Business Improvement Area FY 2023 Plan prepared by the Downtown Association and levying the Parking and Business Improvement Area Assessments for FY 2023.

---

**BACKGROUND:** At its May 24, 2022 meeting, the City Council approved the annual plan prepared by the Downtown Association for FY 2023. In addition, the City Council adopted a resolution stating its intention to levy Parking and Business Improvement Area Assessments for FY 2023, and scheduled a public hearing for June 14, 2022, in accordance with state law.

Additionally, in June 2019 the City and DTA began working with Progressive Urban management Associations (P.U.M.A.) to facilitate a strategic plan for the Downtown. Following community outreach events, stakeholder interviews, and a community survey, PUMA recommended the creation of a Property Based Improvement District (PBID) that would replace the DTA and Downtown Management Corporation. This process was put on hold due to the impacts of COVID-19, but there is still interest on the part of the DTA in revisiting plan.

**DISCUSSION:** At the June 14, 2022 public hearing, written and oral protests may be made in accordance with State Streets & Highways Code Sections 36524 and 36525 regarding the levy of the business improvement assessments. The Downtown Association's annual plan proposes no change in the assessment area for FY 2023; however the per square foot rate of assessment will increase from \$0.43 to \$0.45 based on the Consumer Price Index adjustment allowed in the assessment formula.

At the conclusion of the public hearing, absent a majority protest, staff recommends that Council adopt a resolution confirming the Downtown Association's plan. The resolution shall also constitute a levy of the parking and business improvement assessments for FY 2023.

**FISCAL IMPACT:** There is no fiscal impact to the City. Revenues collected from the assessment are turned over to the Downtown Association to be spent for promotional activities in the Parking and Business Improvement Area.

**Prepared By:**  
Rebecca Unitt  
Economic Development  
Manager

**Submitted By:**  
Bonnie Lipscomb  
Director of Economic  
Development

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

1. RESOLUTION.DOCX

RESOLUTION NO. NS-XX,XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ  
CONFIRMING THE DOWNTOWN PARKING AND BUSINESS IMPROVEMENT AREA  
ANNUAL PLAN AND LEVYING BUSINESS IMPROVEMENT ASSESSMENTS FOR  
FISCAL YEAR 2023

WHEREAS, the Downtown Association has prepared an annual plan to the City of Santa Cruz for fiscal year 2023 pertaining to the Downtown Parking and Business Improvement Area Assessments for the Downtown Association Parking and Business Improvement Area under California Streets and Highways Code §36533; and

WHEREAS, that annual plan was filed with the City Clerk; and

WHEREAS, the City Council on May 24, 2022 adopted Resolution No. NS-29,988 stating its intention to levy business improvement assessments for FY 2023; and

WHEREAS, pursuant to City Council's May 25, 2021 Resolution of Intention, the City Council on June 14, 2022 in accordance with California Streets and Highways Code §§36535 and 36541, held a public hearing as provided for in Streets and Highways §§36524 and 36525, at which time it considered the annual report and the levy of business improvement assessments for FY 2023; and

WHEREAS, at said public hearing, the City Council considered all protests to the annual levy of the business improvement assessments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz as follows:

1. The Downtown Parking and Business Improvement Area Annual Plan for FY 2023 filed by the Downtown Association of Santa Cruz with the City Clerk, is hereby confirmed by the City Council.

2. The City Council hereby finds that the formula for assessment established pursuant to Santa Cruz Municipal Code §5.05.040 is a reasonable estimate of the benefits derived by the categories of business classified therein. The City Council finds said businesses derive substantial benefit from the improvements and promotional events funded by the assessment, which make the business improvement zone a cleaner, safer, more enjoyable and more economically viable place to conduct business. The formula contained at §5.05.040 is hereby found to constitute a reasonable means of allocating said estimated benefit, by taking into account: (1) the type of business operation; (2) the location and; (3) the size of the operation.

RESOLUTION NO. NS-XX,XXX

3. The adoption of the resolution shall constitute fiscal year 2023 levy of assessment provided for in Chapter 5.05 of the Santa Cruz Municipal Code pertaining to downtown parking and business improvement area zones and rate of business promotion assessments.

PASSED AND ADOPTED this 14<sup>th</sup> day of June, 2022 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: \_\_\_\_\_  
Sonja Brunner, Mayor

ATTEST: \_\_\_\_\_  
Bonnie Bush, City Clerk Administrator



## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** City Clerk

**SUBJECT:** Parks and Recreation Commission Appointment (CC)

---

**RECOMMENDATION:** Appoint one member to the Parks and Recreation Commission, with a term ending January 31, 2023.

---

**BACKGROUND:** Due to a resignation, the Parks and Recreation Commission has a vacancy.

**DISCUSSION:** The following people are seeking appointment:

Bradley Angell  
Deborah Christie  
Jorge Leonardo Cruz  
Samantha Rose Lee

**FISCAL IMPACT:** None.

**Prepared By:**  
Bonnie Bush  
City Clerk

**Submitted By:**  
Laura Schmidt  
Assistant City Manager

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

1. APPLICATIONS.PDF



## CITY OF SANTA CRUZ APPLICATION FOR APPOINTMENT TO ADVISORY BODIES

Applications will be considered active for two years from date of submission.

NAME\* Bradley E. Angell DATE 05/04/2022  
RESIDENCE ADDRESS\* [REDACTED] CITY Santa Cruz ZIP 95060  
EMAIL\* [REDACTED] HOME # [REDACTED] CELL # [REDACTED]  
EMPLOYER UC Santa Cruz OCCUPATION Architect/Planner  
REGISTERED CITY VOTER? Yes ☒ No ☐ YEARS LIVED IN CITY LIMITS OF SANTA CRUZ 10  
EMPLOYED BY CITY OF SANTA CRUZ? Yes ☐ No ☒ PRESENTLY SERVING ON ADVISORY BODY? \*\* Yes ☐ No ☐  
PERSONAL REFERENCE or ENDORSING COUNCILMEMBER (optional) \_\_\_\_\_ PHONE \_\_\_\_\_

\*required fields.

### ADVISORY BODIES

If you are applying for more than one advisory body, please rank your preferences numerically with #1 as your first choice.

<u>      </u> Arts Commission*	<u>  1  </u> Parks and Recreation Commission*
<u>      </u> Board of Building Appeals*	<u>      </u> Planning Commission*
<u>      </u> Commission for the Prevention of Violence Against Women*	<u>      </u> Transportation and Public Works Commission*
<u>      </u> Downtown Commission*	<u>      </u> Sister Cities Committee
<u>      </u> Equal Employment Opportunity Committee	<u>      </u> Water Commission*
<u>      </u> Historic Preservation Commission*	Other: _____

If you are applying for a specialized category, please indicate:

Advisory Body \_\_\_\_\_ Category \_\_\_\_\_

\* A Statement of Economic Interest must be filed after appointment by those appointed to the advisory bodies marked with an asterisk (\*). The statement includes, but is not limited to, disclosure of financial, business and real property interests held by the appointee (and spouse) in the City of Santa Cruz or within 2 miles of the jurisdiction of the City of Santa Cruz.

\*\* Council Policy 5.1 states that members shall not serve simultaneously on more than one advisory body. If you are presently serving on (or are appointed to) an advisory body, your application to serve on a second advisory body will be forwarded to the Council for consideration only if you indicate that you are willing to resign from the first advisory body. If you are appointed to serve on an advisory body, you may also be eligible to serve on another advisory body or task force if it is scheduled to sunset within 13 months.

### SIGN AND RETURN TO CITY CLERK'S DEPARTMENT

  
\_\_\_\_\_  
Signature of Applicant

By Email jwood@cityofsantacruz.com  
By Mail/In Person: 809 Center Street, Room 9  
Santa Cruz, CA 95060  
Fax: 831-420-5031

● PLEASE USE THE REVERSE SIDE FOR ADDITIONAL INFORMATION ●

Please note: This application is considered a public document, and will be available for release upon request.

Please use the following space to provide any relevant qualifications or experiences you think would enhance your effectiveness on the advisory body for which you are applying. Feel free to attach additional sheets.

In 2019, began Grant Park Neighbors to support city & county staff in improving issues faced in the park, as well as to pull neighborhood engagement into the public space. This project was very successful as the neighborhood and staff are both very engaged in the public space.

In the past six months, have worked with the San Lorenzo Park Neighbors to form a similar organization to improve their park in the same manner.

I am a licensed architect and attorney, with a PhD focused on sustainable urban design.

I have attached my current resume for your reference.

How did you hear about the advisory body opening?

☐ City Website ☐ Word of mouth ☐ Display ad ☒ City Staff, Commissioner, or Councilmember

Other (explain) Tony Elliott suggested I would like to apply.



Bradley E. Angell

Santa Cruz, California 95063

## EDUCATION

Doctor of Philosophy, College of Architecture, Texas A&M University, College Station, Texas; January 2008 - December 2012; Dissertation: Urban-Architectural Design after Exile: Communities in Search of a Minor Architecture.  
Master of Architecture with Graduate Certificate in Sustainable Urbanism, Texas A&M University, College Station, Texas; August 2003 - August 2006  
Juris Doctor, Univ. of the Pacific, McGeorge School of Law, Sacramento, California; August 1998 - May 2001  
Bachelor of Science, Texas A&M University, College Station, Texas; August 1994 - May 1998

## PROFESSIONAL REGISTRATION & MEMBERSHIPS

Active Member, State Bar of California, Bar #220263, Admitted April 2002  
Registered Architect, Texas Board of Architectural Examiners, License #24833, Admitted March 2015  
Registered Architect, California Architects Board, License #C35918, Admitted August 2016  
Disaster Service Worker, Community Emergency Response Team (CERT), September 2019  
Certified Professional, Crime Prevention through Environmental Design (CEPTED), March 2007  
Accredited Professional, U.S. Green Building Council, Leadership in Energy and Environmental Design, June 2008

## PROFESSIONAL EXPERIENCE

General Partner, Post Meridiem Partners, Cameron, Texas; Established in 2007

- \* Co-founder, now sole proprietor of residential and limited commercial tenant improvement design firm.
- \* Active projects in Santa Cruz County (California) and Central Texas towns Salado, Cameron, and Pflugerville.
- \* Completed projects include: ADUs at 236 Coulson and 580 Emeline, Santa Cruz (+450 sq.ft. each), Renovations at 232 Glenwood and on Lee Street (+300 sq.ft. each); Mercantile Bistro, Cameron (3,500 sq.ft.).

Executive Director, Grant Park Neighbors, Santa Cruz, California; December 2018 – Present

- \* Founder and now principal executor for a neighborhood-scale nonprofit advocacy organization.
- \* Since founding, coordination with the Santa Cruz Police Department and the City's Park & Recreation Department has proven to improve the park and neighborhood experience beyond any member's imagination.
- \* All-volunteer group has agreed to "Adopt-a-Park" at Grant Park, and have spent over 350 recorded hours improving the recreational environment.
- \* Based on the group's advocacy, a pump track has been installed, the County has contracted with Downtown Streets Team to patrol the neighborhood twice a week, and the City has designated May Avenue as a Slow Street.

Secretary, Board of Directors, Ante Meridiem Incorporated, Santa Cruz, California; Established in 2007

- \* Co-founder and primary research officer of this pioneering non-profit California corporation.
- \* Organization of multiple research expeditions in both the United States and Southeast Asia.
- \* Advocating a scalar approach to research in terms of grassroots sustainable urbanism.

Secretary, Board of Directors, Geno Machino Incorporated, San Jose, California; Established in 2012

- \* Primary counsel and principal participant in the formation of Geno Machino, Inc.'s business practice.

Educational Facilities Planner, University of California, Santa Cruz, California; April 2019 – Present

- \* Principal analyst for the Capital Planning & Space Management department, including a wholesale redevelopment of the California Postsecondary Education Commission space allocation tables.
- \* Spear-headed a redesign of the campus leadership approval process, using DocuSign as a tool to dramatically improve approval schedules and communication between campus department leaders.
- \* Primary project planner for all Westside Research Park at 2300 Delaware renovations, including multiple labs, art "maker" spaces, and conventional office uses.



- \* Direct lead on many “rough order of magnitude” ROM investigations for complex on-campus capital improvements, including an Arts program update, an update of the Quarry Amphitheater for staff support, and the renovation of the Communications building to better support both the Film & Digital Media’s academic program alongside ITS’s server/help-desk functions.

**Sustainability Analyst, Santa Clara County, Facilities and Fleet, San Jose, California; January 2017 – April 2019**

- \* Lead administrator for a municipal solid waste operations contract procurement planned to be 5 to 10 years, budgeted for just under \$1 million per year and planned to manage all resource recovery requirements for County facilities.
- \* Planned and administered \$80,000 contract procurement of a research, information services, and environmental resource analysis consultant to advance objectives of the Sustainability Master Plan that began August 2017.
- \* Developed energy generation, storage, and efficiency programs with training focused on meeting Zero Net Energy goals.
- \* Researched, negotiated, and drafted the currently adopted Santa Clara County-wide Zero Carbon resolution.
- \* Lead research and coordinating agent for innovative now-adopted county-wide Sustainability Master Plan.
- \* Co-lead and stakeholder coordinator in the development of a county-wide sustainable county working group.
- \* Investigated, designed and administered new internship position to advance a regional resilience advisory committee that included a major local agricultural element, beginning in June and lasting until June 2018.
- \* Staff writing and reporting to Board of Supervisor Housing, Land Use, Environment and Transportation committee.
- \* Developed enhanced greenhouse gas and energy intensity reducing practices on a County-wide basis to advance goals directly related to municipal and community climate action plans.
- \* Lead representative for the Bay Area Regional Energy Network (BayREN) Codes & Standards program.
- \* Developed Title 24, Part 6 building code programs and training focused on executing widespread adoption of Zero Net Energy design objectives, exceeding energy code compliance per project, improving code cycle update language, and developing arduous model ordinance policy throughout the nine counties of the SF Bay Area.

**Senior Management Analyst, City of Palo Alto, Palo Alto, California; November 2016 - December 2016**

- \* Primary budget manager for Development Services department managing all building permitting and inspection services.
- \* Departmental strategic planner charged with transitioning organization from general fund to enterprise fund operation.

**Senior Administrative Analyst, University of California, Santa Cruz, California; September 2012 - October 2016**

- \* Heavily supported campus-wide grounds operations management (15+ employees) including Integrated Pest Management staff activities.
- \* Authorship of primary business plan for \$1.5+ million annual budget for zero-waste operations at UC Santa Cruz.
- \* Solicited, reviewed, and primary contract administrator for +\$100,000 annual contract for dumpster sensor technology.
- \* Primary contract administrator, lead technician, and information services analyst for front-loader truck scale system.
- \* Execution of new business plan in July 2015 based on an alternative election conducted at the Vice-Chancellor level whereby seven proposals defined in a *pro forma* format for a six-year project timeline were thoroughly reviewed.
- \* Lead designer and implementation agent of innovative weight-based digital resource metrics system including hardware coordination, operational mapping, web design, software programming and integrated data management.
- \* Directed programming of \$13 million, six-acre on-campus Resource Recovery Facility including space planning, all major equipment specification, and production of first generation to-scale schematic models.
- \* Regular expert speaker on behalf of UC Santa Cruz regarding the implementation of the campus’s novel digital framework for the Physical Plant’s sustainable, complex and innovative Refuse & Recycling operation.
- \* Received STAR (Staff Appreciation & Recognition) Award four years in a row on May 24, 2013, June 6, 2014, June 8, 2015, and recently on May 9, 2016 in acknowledgment of demonstrated excellence in customer service, exceptional performance, innovation and creative thinking.

**Project Coordinator, HPC Architecture, Inc., Santa Clara, California; May 2008 - November 2010**

- \* Active sustainable design, extensive local regulatory compliance, construction administration and project management for commercial and mixed-use clients to secure timely project delivery in the San Francisco Bay Area.
- \* Select projects include: SORAA LED Research & Production Laboratory, Fremont, California (80,000 sq.ft.); First Solar Research & Testing Facility, Santa Clara, California (110,000 sq.ft.); Umbarger Square Shell & Tenant Improvement Project, San Jose, California (120,000 sq.ft.); Façade Redesign, 331 Commercial Street, San Jose, California (30,000 sq.ft.).
- \* Internal business publications production including: Applying Americans with Disability Act under the California Building Code Checklist; Design and installation of company website and bi-monthly newsletter; Updated “General Specifications” for HPC Architecture drawing sets; Updated standard fee and retainer agreements.

**Project Coordinator, Graduate Research Assistant, Center for Health Systems & Design, Texas A&M University**, College Station, Texas; September 2005 - May 2006, then January 2008 - May 2008

- \* Analysis and synthesis of extensive National Institutes of Health environmental design study coordinating findings from over 30 senior living communities based on 1,600 resident surveys throughout the United States, including the Chicago, Houston, and Seattle metropolitan areas.
- \* Worked directly under Dr. Susan Rodiek in the production of multi-media Access to Nature presentation materials, including cinematic, web, and print materials focused on improving the design of assisted-living facilities.

**Associate Attorney, Law Office of James C. Kuppenbender**, Sacramento, California; July 2007 - January 2008

- \* Counsel in general law practice primarily focused on real property, planning, environmental and business law.
- \* Direct representation in case types including corporate counsel for small construction industry clients, MTBE tort litigation on behalf of a major property management client, counsel for property developers in local government disputes, and general lien enforcement/defense for small construction industry clients.

**Assistant Planner, City of Sacramento**, Sacramento, California; November 2006 - June 2007

- \* Planning and land use coordination under Senior Planner Jeanne Corcoran on the Central City Geographic Team.
- \* Interpretation, application and consultation for permit seekers as to the zoning, building and regulatory law compliance.

**Intern, Brazos Valley Solid Waste Management Agency**, College Station, Texas; April 2005 - September 2005

- \* Supported the local agency's recycling, composting and gardening programs for the Bryan-College Station community.
- \* Led composting and environmental policy presentations at exhibitions, events and environmental courses.
- \* Assisted in the administration of hazardous waste management, landfill operations, and high-tech waste disposal.

**Environmental Scientist II, Jones & Stokes Associates (now ICF International)**, Sacramento, California; March 2002 - August 2004

- \* Collaborated with like professionals including landscape architects, planners, engineers and fellow attorneys for land use and environmental policy solutions for both public and private sector clients.
- \* Primary author on multitude of California Environmental Quality Act documents and their accompanying natural resource alteration permit applications (CWA § 401 Wetland Permits, DFG §1600 Streambed Alt. Agreement, etc.).
- \* Project coordinator, contract administrator, and supportive co-author on environment resource management plans for major clients, including Integrated Pest Management Plans for regional Sonoma County wineries.
- \* Clients included: City of Quincy, California; Lower Northwest Interceptor District; Peter Michael Winery, Calistoga, California; Port of Stockton, California; Mare Island, Vallejo, California.

## CONFERENCES & LECTURE PRESENTATIONS

- 2015 Speaker, **Urbanism Against Marginalization: Revisiting the Common-Interest Development as a Vessel for Minor Architectural Production**. November 3-5, ARCHTHEO '15: Theory and History of Architecture Conference Series, Istanbul, Turkey.
- 2015 Speaker, **Weight-based Metrics for Zero Waste 2020: Innovations in Automation Critical to Waste Diversion**. October 27, Association for the Advancement of Sustainability in Higher Education, Minneapolis, Minnesota.
- 2015 Poster (Invited), **Embracing the Silos: The Benefits of Disciplinary Purity in Achieving Campus Sustainability in Waste Reduction**. October 26, Association for the Advancement of Sustainability in Higher Education, Minneapolis, Minnesota.
- 2014 Speaker, **Best Management Practices: Real-Time Waste Metrics for Weight Based Recharge and Diversion**, California Higher Education Sustainability Conference. June 18, University of California, San Diego, California.
- 2014 Speaker, **Smart Dumpster: Employing Python to Report Real-Time Resource Fill to Operational Managers**. PyCon 2014. April 13, Python Software Foundation, Montreal, Quebec.
- 2012 Speaker, **Minor Architecture as Planning Design: Urban-Architectural Design for Communities Facing Disenfranchisement**. International Conference-Workshop on Sustainable Architecture & Urban Design. March 3, Penang, Malaysia.
- 2011 Speaker, **Minor Architecture as Design Practice: Environmental Justice and the Politics of Urban Modernization**. International Conference on the Constructed Environment. October 29, Chicago, Illinois.

## AWARDS, HONORS & GRANTS

2016 Staff Appreciation & Recognition [STAR] Award (\$750), Physical Plant, University of California, Santa Cruz

2015 Staff Appreciation & Recognition [STAR] Award (\$870), Physical Plant, University of California, Santa Cruz

2014 Energy Efficiency and Sustainability Best Practice Award, University of California, Santa Cruz, Real-time Waste

Metrics for Weight Based Recharge and Diversion, California Higher Education Sustainability Conference

2014 Staff Appreciation & Recognition [STAR] Award (\$650), Physical Plant, University of California, Santa Cruz

2013 Staff Appreciation & Recognition [STAR] Award (\$620), Physical Plant, University of California, Santa Cruz

2012 International Conference Travel Grant (\$500), College of Architecture, Texas A&M University

2009 Romenic Traveling Grant for Architectural Research (\$8,000), College of Architecture, Texas A&M University

2009 L.T. Jordan Institute Fellowship (\$1,500), Memorial Student Center, Texas A&M University



## CITY OF SANTA CRUZ APPLICATION FOR APPOINTMENT TO ADVISORY BODIES

Applications will be considered active for two years from date of submission.

NAME\* Deborah Christie DATE January 6, 2021  
RESIDENCE ADDRESS\* [REDACTED] CITY Santa Cruz ZIP 95062  
EMAIL\* [REDACTED] HOME # [REDACTED] CELL # [REDACTED]  
EMPLOYER Pajaro Valley Unified School District OCCUPATION teacher  
REGISTERED CITY VOTER? Yes ☒ No ☐ YEARS LIVED IN CITY LIMITS OF SANTA CRUZ 38  
EMPLOYED BY CITY OF SANTA CRUZ? Yes ☐ No ☒ PRESENTLY SERVING ON ADVISORY BODY? \*\* Yes ☐ No ☒  
PERSONAL REFERENCE (optional) \_\_\_\_\_ PHONE \_\_\_\_\_

\*required fields.

### ADVISORY BODIES

If you are applying for more than one advisory body, please rank your preferences numerically with #1 as your first choice.

<u>      </u> Arts Commission*	<u>2</u> <input checked="" type="checkbox"/> <u>      </u> Parks and Recreation Commission*
<u>      </u> Board of Building Appeals*	<u>      </u> Planning Commission*
<u>1</u> <input checked="" type="checkbox"/> <u>      </u> Commission for the Prevention of Violence Against Women*	<u>      </u> Transportation and Public Works Commission*
<u>      </u> Downtown Commission*	<u>      </u> Sister Cities Committee
<u>      </u> Equal Employment Opportunity Committee	<u>      </u> Water Commission*
<u>      </u> Historic Preservation Commission*	Other: _____

If you are applying for a specialized category, please indicate:

Advisory Body \_\_\_\_\_ Category \_\_\_\_\_

\* A Statement of Economic Interest must be filed after appointment by those appointed to the advisory bodies marked with an asterisk (\*). The statement includes, but is not limited to, disclosure of financial, business and real property interests held by the appointee (and spouse) in the City of Santa Cruz or within 2 miles of the jurisdiction of the City of Santa Cruz.

\*\* Council Policy 5.1 states that members shall not serve simultaneously on more than one advisory body. If you are presently serving on (or are appointed to) an advisory body, your application to serve on a second advisory body will be forwarded to the Council for consideration only if you indicate that you are willing to resign from the first advisory body. If you are appointed to serve on an advisory body, you may also be eligible to serve on another advisory body or task force if it is scheduled to sunset within 13 months.

### SIGN AND RETURN TO CITY CLERK'S DEPARTMENT

[Signature]  
Signature of Applicant

By Email jwood@cityofsantacruz.com  
By Mail/In Person: 809 Center Street, Room 9  
Santa Cruz, CA 95060  
Fax: 831-420-5031

• PLEASE USE THE REVERSE SIDE FOR ADDITIONAL INFORMATION •

Please note: This application is considered a public document, and will be available for release upon request.

Please use the following space to provide any relevant qualifications or experiences you think would enhance your effectiveness on the advisory body for which you are applying. Feel free to attach additional sheets.

Although I have not been active in city politics in the last few years, I am looking forward to retirement in June 2021 after 41 years of public school teaching. Upon retirement, I will have more time available to return to my roots of local activism and volunteerism.

As a resident of Santa Cruz County since 1979, I have volunteered for the following: People for a Nuclear Free Future, Native Animal Rescue, Mariposa House for women of domestic violence, Executive Committee of Sierra Club, served on the Board of Kids on Broadway, served on the Women's Commission, and was trained through Emily's List, for public office.

I have lived in my home since 1985, raising 3 children, spending most summers camping, backpacking, and traveling. I speak Spanish and have been teaching myself German. My most recent overseas travels were in Germany, Austria and Italy where I engaged with many through SERVAS, an international organization for the purposes of building social justice and peace.

I live along the Arana Gulch corridor and have seen a personal as well as public interest in preserving it as viable open space that supports the Rail Trail corridor. As a member of the Parks and Recreation Commission, I would use my experience as a public servant to advise, collaborate, and help establish responsible policy that serves the citizens of Santa Cruz, utilizing our natural resources in an eco friendly, sustainable way. I would use my years as an educator to help establish and maintain programs that support our youth, and seniors.

If elected to the Commission on the Prevention of Violence Against Women, I would use my experience as a 62 year old woman, public servant, mother, and conflict resolution manager while serving on the Kids on Broadway Board to help women and children during times of crisis and trauma. Having taught in Pajaro Valley Unified Schools since 1987, I would use my experience as an educator to help serve. I believe in meeting children and families where they are and helping them build and grow by listening to their needs, gaining understanding of their challenges and strengths, and helping co-create goals and objectives.

How did you hear about the advisory body opening?

☒ City Website ☐ Word of mouth ☐ Display ad ☐ City Staff or Commissioner

Other (explain) \_\_\_\_\_





NAME Jorge Leonardo Cruz DATE 9/22/2020

RESIDENCE ADDRESS [REDACTED] CITY Santa Cruz ZIP 95062

EMAIL [REDACTED] HOME # [REDACTED] CELL # [REDACTED]

EMPLOYER City of Watsonville OCCUPATION Comms. & Envr. Coord.

REGISTERED CITY VOTER? Yes ☒ No ☐ YEARS LIVED IN CITY LIMITS OF SANTA CRUZ 6

EMPLOYED BY CITY OF SANTA CRUZ? Yes ☐ No ☒ PRESENTLY SERVING ON ADVISORY BODY? \*\* Yes ☐ No ☒

PERSONAL REFERENCE (optional) Jorge Savala PHONE [REDACTED]

## ADVISORY BODIES

If you are applying for more than one advisory body, please rank your preferences numerically with #1 as your first choice.

<input type="checkbox"/> Arts Commission*	<input checked="" type="checkbox"/> #1 Parks and Recreation Commission*
<input type="checkbox"/> Board of Building Appeals*	<input type="checkbox"/> Planning Commission*
<input type="checkbox"/> Commission for the Prevention of Violence Against Women*	<input type="checkbox"/> Transportation and Public Works Commission*
<input type="checkbox"/> Downtown Commission*	<input type="checkbox"/> Sister Cities Committee
<input type="checkbox"/> Equal Employment Opportunity Committee	<input type="checkbox"/> Water Commission*
<input type="checkbox"/> Historic Preservation Commission*	<input type="checkbox"/> Other:


If you are applying for a specialized category, please indicate:

[illegible]

\* A Statement of Economic Interest must be filed after appointment by those appointed to the advisory bodies marked with an asterisk (\*). The statement includes, but is not limited to, disclosure of financial, business and real property interests held by the appointee (and spouse) in the City of Santa Cruz or within 2 miles of the jurisdiction of the City of Santa Cruz.

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**SIGN AND RETURN TO CITY CLERK'S DEPARTMENT**

  
Signature of Applicant

By Email [jwood@cityofsantacruz.com](mailto:jwood@cityofsantacruz.com)

By Mail/In Person: 809 Center Street, Room 9  
Santa Cruz, CA 95060

Fax: 831-420-5031

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## EMAIL FORM

26.10

## PRINT FORM

Please use the following space to provide any relevant qualifications or experiences you think would enhance your effectiveness on the advisory body for which you are applying. Feel free to attach additional sheets.

I have enjoyed our local parks and also brought youth from south county to enjoy the parks through the first and only outdoor bilingual education program called Growing Up Wild / Creciendo a lo salvaje based in the corralitos mountains.

I think open public spaces are essential to community development and I would like to work with other community members to ensure that all people in Santa Cruz feel welcomed and invited to these spaces. I would also like for people to be able to recreate and appreciate the balance that the Awaswas people were able to maintain in these lands with the local habitat of their time and uncover the rich natural history that surrounds us.

How did you hear about the advisory body opening?

☒ City Website    ☐ Word of mouth    ☐ Display ad    ☒ City Staff or Commissioner

Other (explain) \_\_\_\_\_

RECEIVED

AUG 30 2021

CITY CLERK'S DEPT



## CITY OF SANTA CRUZ APPLICATION FOR APPOINTMENT TO ADVISORY BODIES

Applications will be considered active for two years from date of submission.

NAME\* Samantha Rose Lee DATE 8/27/21  
 RESIDENCE ADDRESS\* [REDACTED] Santa Cruz ZIP 95060  
 EMAIL\* [REDACTED] CELL # [REDACTED]  
 EMPLOYER Self OCCUPATION Dog Walker  
 REGISTERED CITY VOTER? Yes ☒ No ☐ YEARS LIVED IN CITY LIMITS OF SANTA CRUZ 27 yrs  
 EMPLOYED BY CITY OF SANTA CRUZ? Yes ☐ No ☒ PRESENTLY SERVING ON ADVISORY BODY? \*\* Yes ☐ No ☒  
 PERSONAL REFERENCE (optional) Doug Muretic PHONE [REDACTED]  
 \*required fields.

## ADVISORY BODIES

If you are applying for more than one advisory body, please rank your preferences numerically with #1 as your first choice.

<u>2</u> Arts Commission*	<u>5</u> Parks and Recreation Commission*
<u>  </u> Board of Building Appeals*	<u>  </u> Planning Commission*
<u>1</u> Commission for the Prevention of Violence Against Women*	<u>  </u> Transportation and Public Works Commission*
<u>3</u> Downtown Commission*	<u>6</u> Sister Cities Committee
<u>  </u> Equal Employment Opportunity Committee	<u>  </u> Water Commission*
<u>4</u> Historic Preservation Commission*	Other: <u>  </u>

If you are applying for a specialized category, please indicate:

Advisory Body    Category   

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## SIGN AND RETURN TO CITY CLERK'S DEPARTMENT

[Signature]  
 Signature of Applicant

By Email jwood@cityofsantacruz.comBy Mail/In Person: 809 Center Street, Room 9  
Santa Cruz, CA 95060Fax: 831-420-5031

• PLEASE USE THE REVERSE SIDE FOR ADDITIONAL INFORMATION •

Please note: This application is considered a public document, and will be available for release upon request.



Please use the following space to provide any relevant qualifications or experiences you think would enhance your effectiveness on the advisory body for which you are applying. Feel free to attach additional sheets.

I have lived in Santa Cruz for 27 years and would like to become more involved w/ my city and give back. I am highly interested in the arts Commission and prevention of domestic violence against women as I'm a domestic violence survivor and an artist. I have been homeless and lived in women's shelters because of my past and know how they work and would like to help others.

How did you hear about the advisory body opening?

☐

City Website

☐

Word of mouth

☐

Display ad

☒

City Staff or Commissioner

Other (explain) \_\_\_\_\_

# Samantha Rose Lee

## Waitress & Administrative Assistant

Palomar Inn

Santa Cruz, CA 95060

### ALPHABETICAL LIST OF PERMANENT EMPLOYERS

**Ajilon**, 44 Montgomery Street, Suite 1950, San Francisco, CA 94104, (415) 398-3366  
**Alan J. Blair Personnel**, 251 Post Street, Suite 302, San Francisco, CA 94108, (415) 391-5777  
**AppleOne Employment Services**, 44 Montgomery Street, Suite 150, San Francisco, CA 94104, (415) 397-3201  
**Certified Employment Group**, 111 Pine Street, Suite 1200, San Francisco, CA 94111, (415) 433-3600  
**Comicopolis**, 829 Front Street, Santa Cruz, CA, (831) 427-1929  
**Commercial Partners, Inc.**, 425 California Street, Suite 1200, San Francisco, CA 94104, (415) 391-0300  
**Corestaff Services**, 180 Montgomery Street, Suite 880, San Francisco, CA 94104, (415) 433-7600  
**Express Employment Professionals**, 9000 Soquel Avenue, Suite 102, Santa Cruz, CA 95062, (831) 462-1202  
**Fred Meyer Jewelers**, 1855 41st Ave, Suite J3, Capitola, CA 95010, (503) 232-8844  
**Fred Meyer Jewelers**, 562 Del Monte Center, Monterey, CA 93940, (503) 232-8844  
**Monarch Cove Inn**, 620 El Salto Drive, Capitola, CA 95010, (831) 566-0758  
**OfficeTeam**, 50 California Street, 10th Floor, San Francisco, CA 94111, (415) 434-2429  
**Our Lady of the Rock Monastery**, 865 Hoffman Cove Road, Shaw Island, WA 98286, (360) 468-2321  
**Pacific Coast Staffing**, 100 Bush Street, Suite 675, San Francisco, CA 94104, (415) 546-2500  
**Santa Cruz Seaside Company**, Carousel Motel, 110 Riverside Avenue, Santa Cruz, CA 95060, (831) 425-7090  
**The Sharper Image**, 350 Embarcadero, 6th Floor, San Francisco, CA 94105  
**TSS Total Staffing Solutions**, 605 Market Street, Suite 1250, San Francisco, CA 94105, (415) 543-4545  
**USL Property Management**, 601 Montgomery Street, Suite 310, San Francisco, CA 94111, (415) 781-2670

### TEMPORARY ADMINISTRATIVE ASSISTANT CLIENT LIST

The American Academy of Ophthalmology	Kay & Merkle, LLP
The Austin Financial Group	Leonard   Carder LLP
British Motor Car Distributors, LTD	McGuire Furniture Company
Celerity Consulting Group	On-Site Associates LLC
Club One Corporate Office	Oppenheimer & Company
Double Forte Public Relations & Marketing Services	Pedersen Media Group
Downtown Berkeley YMCA	Riverbed Technology
Gazillion Entertainment	Robert Talbott
Goodwill Industries of Santa Cruz County	Tenderloin Neighborhood Development Corporation
Jewish Community Federation	UBS International (The United Bank of Switzerland)
Jewish Home for the Elderly	

### VOLUNTEER POSITIONS

**Cabrillo College Pino Alto Restaurant**, 6500 Soquel Dr., Aptos, CA 95003, (831) 479-6524  
**Colorado Welcome Center**, 928 E Main St., Cortez, CO 81321, (970) 565-4048  
**Cortez Cultural Center**, 25 N Market St., Cortez, CO 81321, (970) 565-1151

# Samantha Rose Lee

## Waitress & Administrative Assistant

### DEGREES & CERTIFICATIONS

**Associate of Arts**, Criminal Justice, University of Phoenix, May 2008

**Certificate of Accomplishment**, International Business, City College of San Francisco, May 2010

**Certificate of Achievement**, Culinary Arts & Hospitality Management, Cabrillo College, December 2014

### SKILLS

Accounts Payable & Receivable  
Administrative Support & Reception  
Budgets & Expense Reports  
Event Planning & Management  
External Customer Service  
Fundraising  
Hospitality & Facilities Management

Human Resources & Recruiting  
Internal Customer Service  
Inventory Management & Control  
Marketing & Social Networking  
Operations Management  
Project Management  
Property Management

Public Relations & Speaking  
Purchasing & Cost Control  
Retail Sales  
Team Building  
Time Management  
Training

### HARDWARE & SOFTWARE

Point of Sales Register (POS/EPOS)  
Credit Card Processing Machines  
Microsoft Office Enterprise Suite

Windows 8.1 Pro & earlier versions  
Full range of office equipment  
Full range of kitchen equipment & appliances

### RELEVANT WORK EXPERIENCE

**Volunteer, Student & Reality TV Extra**, Cabrillo College Sesnon House, August 2012 – June 2017

Procured a double oven for the use of two teams for the annual Dare to Pair Competition (2014) resulting in Equinox Winery's first win. Knowledgeable of fundamental food preparation theory, sanitation practices, menu design, management theory, and food costing. Produced consistent quality restaurant lunch and dinner dishes, banquet meals, and bakery products (bread, chocolates, cake decorating, and candies) in a timely fashion. Filmed eight episodes of a reality television show for The Cooking Channel (The Freshman Class Season Two).

**Property Administrative Assistant**, USL Property Management, February 2011 – February 2012

Personal assistant to the CEO, executive assistant, senior manager/broker, controller, project manager, and the Kwok family of Hong Kong. Security, engineering and janitorial team supervisor for a twenty story high-rise in the Financial District and a nine story high-rise in Union Square. Accounts payable, reception, office management, and delinquent rent collections.

# APPLICATION FOR EMPLOYMENT

(PLEASE TYPE OR PRINT CLEARLY)

JO # \_\_\_\_\_ Company Fax # \_\_\_\_\_

<b>COMPANY</b>			Referred by <b>SW Colorado Workforce Centers</b>	
<b>POSITION</b>			Cortez: (970) 565-3759 / Fax 565-0916	
<b>DATE</b>			Durango: (970) 247-0308 / Fax 247-0328	
Name: <u>Samantha Rose Lee</u>			Social Security No. (optional): Will provide at time of hire	
Address: [REDACTED]			Telephone Number: [REDACTED]	
City: <u>Cortez</u>	State: <u>CO</u>	ZIP: <u>81321</u>	Email address: [REDACTED]	

If hired, can you furnish proof of eligibility to work in the U.S.? (Proof of citizenship or legal immigration status will be required upon employment.)

☒ Yes ☐ No

Are you applying for: ☐ Full-time ☒ Part-time AND ☒ Permanent ☒ Temporary ☒ Seasonal

Are you bilingual? ☒ Yes ☐ No If yes, in what language(s)? Japanese

Do you have a valid driver's license? Proof may be required. ☒ Yes ☐ No ☐ CDLA ☐ CDLB ☐ PRIV

Have you been convicted of a Felony Offense (do not include petty offense(s) or minor traffic violation(s)? ☐ Yes ☒ No  
(Answering "yes" will not automatically bar you from employment).

Circle highest school grade completed:	8	9	10	11	12	13	<u>14</u>	15	16	17	18	19	20	GED
List all high schools attended. (If GED, give number, location and date.)														
Name of School										City/State				
<u>Santa Cruz High</u>										<u>Santa Cruz, CA</u>				
Higher Education: List information below.														
Name and Location of College or University										Degree / diploma earned				
<u>Cabrillo College</u>										<u>Cent. Culinary Arts &amp; Hospitality Mgt.</u>				
<u>University of Phoenix</u>										<u>A.A. Criminal Justice</u>				
Specialized Skills (Skills, Equipment Operated). Please check the following skills you have and write in skills not listed.														
Office / Clerical Related										Production / Equipment Operation				
<input checked="" type="checkbox"/> Office Machines	<input checked="" type="checkbox"/> Spreadsheets	<input checked="" type="checkbox"/> Word Processing	<input type="checkbox"/> Truck Driver			<input type="checkbox"/> Mechanic			<input type="checkbox"/> Foreman					
<input checked="" type="checkbox"/> Computer Literate	<input checked="" type="checkbox"/> Accounting Software	<input checked="" type="checkbox"/> Admin Support	<input type="checkbox"/> Heavy Equip			<input type="checkbox"/> Production/Assembly			<input type="checkbox"/> Warehouse					
<input checked="" type="checkbox"/> Cash Handling	<input checked="" type="checkbox"/> Customer Service	<input type="checkbox"/> Other	<input type="checkbox"/> Construction			<input type="checkbox"/> Forklift			<input type="checkbox"/> Other					
State any additional information you feel may be helpful to us in considering your application. <u>I have over six years of clerical, administrative, and reception experience. I specialized in Commercial Real Estate.</u>														

• Equal Opportunity Employer / Program • Auxiliary aids and services are available upon request to individuals with disabilities •

Work Experience. Start with your present or last job. Include any job-related military service assignments and volunteer activities. Gaps in employment may need to be documented.

Are you currently employed? ☐ Yes ☒ No

Employer	Cortez Cultural Center	Dates Employed		Work Performed
Address	25 W. Market St. Cortez, CO	From	To	
Telephone Number(s)	[REDACTED]	Aug '18	Present	
Starting/Present Job Title	Volunteer	Hourly Rate/Salary		phone drives, cleaning, cash handling, sales
Supervisor	Becky Levey	Starting	Final	
Reason for Leaving	unpaid.	May we contact		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Employer	Colorado Welcome Center	Dates Employed		Work Performed
Address	[REDACTED]	From	To	
Telephone Number(s)	[REDACTED]	Apr '18	Present	
Starting/Present Job Title	Volunteer	Hourly Rate/Salary		travel directions, weather reports, re-stocking brochures.
Supervisor	Kelly Kirkpatrick	Starting	Final	
Reason for Leaving	unpaid.	May we contact		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Employer	Cabrillo College Seamen House	Dates Employed		Work Performed
Address	[REDACTED]	From	To	
Telephone Number(s)	[REDACTED]	8-12	6-'17	
Starting/Present Job Title	Student + Volunteer	Hourly Rate/Salary		Accountant, Cook, waitress, Hostess Party planner
Supervisor	Chef Eric Carter	Starting	Final	
Reason for Leaving	Graduated + moved	May we contact		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Employer	Volunteer Center of Santa Cruz	Dates Employed		Work Performed
Address	[REDACTED]	From	To	
Telephone Number(s)	[REDACTED]	4/15	10/17	
Starting/Present Job Title	Volunteer	Hourly Rate/Salary		answered phones, greeted walk-ins, prepared meetings.
Supervisor	Jan Brady	Starting	Final	
Reason for Leaving	moved.	May we contact		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

### PERSONAL/PROFESSIONAL REFERENCES

(List three persons who know you well enough to provide current and past information about you. Do not include relatives or former employers.)

Name and Occupation	Telephone Number	Years known
1. Jan Brady, Office Manager	[REDACTED]	4 yrs (2015)
2. Doug Muretic, Executive Limo Driver	[REDACTED]	12 yrs (2007)
3. Eric Carter	[REDACTED]	18 yrs (2001)

### MILITARY SERVICE

Branch of Service	Relevant Experience/Training:
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Note to applicants: ONLY ANSWER THIS QUESTION IF YOU HAVE REVIEWED THE JOB DESCRIPTION OF THE POSITION FOR WHICH YOU ARE APPLYING. Are you able to perform the required duties and activities of this position, with or without a reasonable accommodation, as they have been described? ☒ Yes ☐ No

If employer is requiring specific documentation (licenses, transcripts, etc.) with your application, YOUR APPLICATION WILL NOT BE CONSIDERED WITHOUT SUCH DOCUMENTATION.

To the best of my knowledge, I hereby affirm with my signature that everything in this application is true, complete and correct.

Signature [Signature] Date 5/17/19



CORTEZ • DOLORES • MANCOS

# Mesa Verde

## COUNTRY

— COLORADO —

August 22, 2018

To Whom It May Concern,

I am writing this Letter of Recommendation today regarding Samantha Rose Lee.

I have worked with Samantha closely and have always found her to be professional, polite, and knowledgeable in helping visitors from all over the world, here at the Colorado Welcome Center.

I have nothing but positive things to say about Samantha, and there is no doubt in my mind that she would be an excellent addition to your staff.

I have had the pleasure of working alongside of her, and have found her pleasant, and she takes on all assignments with enthusiasm and dedication.

I strongly recommend my colleague for any future employment.

Respectfully,



Candace Brantner, Office Manager  
Mesa Verde Country Tourism Office



October 26, 2015

To Whom it May Concern:

RE: Letter of Reference for Samantha Pariseau

Samantha Pariseau has been an outstanding Executive/Administrative Assistant for The Volunteer Center of Santa Cruz County. The following is a list of her glowing achievements and attributes:

- Coordinated and recruited Volunteers
- Staff lead at outreach events
- Mentored new volunteers
- Excellently serves as a liaison between our Directors, Managers, Clients and 20 programs that the Volunteer Center manages
- Supports the Board of Directors
- Receives and screens all incoming telephone calls and walk-in clients
- Schedules meetings for three different locations: Volunteer Center of Santa Cruz County, Watsonville Volunteer Center, Community Connection and the Board of Directors
- Maintains Managers' calendars; meetings and minutes for various program meetings including the Board of Directors
- Directs the complaints and concerns of Program Managers, Staff and Clients
- Performs a variety of administrative support including planning and scheduling

Qualities that have made The Volunteer Center appreciate Samantha:

- ✓ Terrific multi-tasker
- ✓ Dependable and Punctual
- ✓ Creative
- ✓ Thinks out of the box
- ✓ Takes a project and runs with it
- ✓ Great computer skills which include Word, Excel, Outlook and PowerPoint
- ✓ Gets along well with a variety of clients and situations
- ✓ Wonderful trouble shooter
- ✓ Well liked by her peers
- ✓ Extremely well organized
- ✓ Outstanding editorial skills

Samantha has been a real asset to our Volunteer Center Team.

If you have any questions or would like a telephone reference please give me a call at 831-427-5070 from 9:00 - 5:00 or 831-227-1642 afterhours.

Sincerely,

*Jan Brady*  
Jan Brady  
Office Manager

[www.scvolunteercenter.org](http://www.scvolunteercenter.org)

SANTA CRUZ/ ADMIN. CENTER  
1740 17th Ave.  
Santa Cruz, CA 95062  
(831) 427-5070 Fax (831) 423-6267

COMMUNITY CONNECTION  
300 Harvey West Blvd.  
Santa Cruz, CA 95060  
(831) 425-8132 Fax (831) 425-4581

WATSONVILLE CENTER  
12 Carr Street  
Watsonville, CA 95076  
(831) 722-6708 Fax (831) 722-7025



*Richard C. Larson*

*55 S. Branciforte Ave  
Santa Cruz, CA 95062  
rilarson@cabrillo.edu*

April 27, 2014

To whom it may concern,

This letter is to express my support and recommendation of Samantha Lee. Samantha was a student of mine in several classes at Cabrillo College. I found Samantha to be an engaging, attentive and pleasant student. She is serious, hard working and goal oriented. Consistent with her degree in Culinary Arts and Hospitality Management, Samantha is personable as well as professional.

Samantha has had a varied career, working in a number of positions with temporary staffing agencies and studying Criminal Justice and International Business. She has refocused her career path and is actively pursuing a position in the Hospitality Industry. She has adapted well to the hands-on culinary study at Cabrillo and did extremely well in my *Purchasing and Cost Control* class. Samantha has also enhanced her skills with language study in Spanish and Japanese.

It is my pleasure to recommend Samantha Lee for employment with your firm. I am confident that you will not be disappointed in her performance.

Sincerely,

A handwritten signature in cursive script that reads "Richard C. Larson". The signature is written in dark ink and is positioned above the printed name and title.

Richard C. Larson  
Lecturer  
Cabrillo College  
Culinary Arts and Hospitality Management





Volunteer Center  
Be the difference

---

August 27, 2015

To Whom It May Concern:

Samantha Lee is currently a volunteer with the Volunteer Center of Santa Cruz. She is invaluable to our operation of the front office taking on many tasks such as helping with event planning, purchasing, reception, and data entry. She has many times been acting office manager while our office manager is not in the office.

She has excellent public relation and customer service skills working with a wide variety of programs and clients here at the Volunteer Center. She is always pleasant and ready to help. One of her outstanding qualities is her ability to find answers when at first the answer is not known to her.

Samantha is a great team player, learns quickly and would be an outstanding addition of any business. I personally would hire her immediately if we had an opening.

Sincerely,

Lois Connell  
Associate/ Personnel Director



METHODIST THRIFT SHOP  
444 East Main  
Cortez, Colorado 81321  
970-565-7369

August 2, 2018

To Whom It May Concern:

This letter is a recommendation for employment of Ms. Samantha Rose Lee.

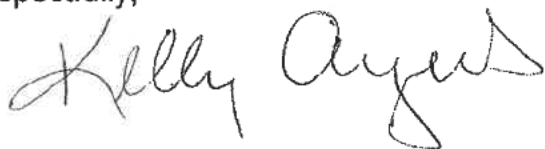
Samantha is a volunteer at the Methodist Thrift Shop in Cortez and is one of our cashiers for two afternoons a week. Samantha greets each customer as they come in and makes sure each one has a courteous checkout experience. Many of our other volunteers and the customers have praised her friendliness and willingness to help. Her customer service skills are exemplary.

As a cashier, she is accurate and thorough. The cash in the register has always matched up to the sales journal when Samantha is working. Considering she didn't have much cash register skills before volunteering at the Thrift Shop, this is quite an accomplishment.

Samantha also willingly assists with other jobs, including sorting, and is friendly, helpful, and courteous to the other volunteers and people dropping off donations.

I highly recommend Ms. Lee for employment with your business. If you have questions or need more information, please call the Methodist Thrift Shop or my personal number at 970.560.1251.

Respectfully,

A handwritten signature in cursive script that reads "Kelly Ayers". The signature is written in dark ink and is positioned below the word "Respectfully,".

Kelly Ayers  
Manager

# A Letter of Recommendation

My name is Joseph Eaton. I have served as a peer Counsellor at the 2<sup>nd</sup> Story respite for four years.

In the time I have known Samantha Lee my experience is an Overall positive feeling.

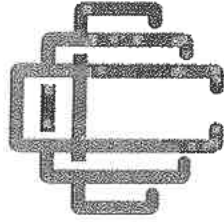
Samantha is an educated and lively co-worked with whom I am well Pleased. In addition to the much needed volunteer work as a lead Cook for our evening meals, her participation in numerous Creative writing groups have been inspiring and enlightening.

Samantha is a person who knows how to dress professionally For success and according to the role she has taken in our team. As a volunteer, an employee, and a visiting group participant, I am honored to recommend Samantha Lee to site managers in General. The transferable skills she has demonstrated were a Real addition to our workplace, and I am confident Samantha will Be a good "go to" person for many of your volunteer/employee Fulfillment needs.

I hope to hear about her "day at work", when we talk or Write from time to time.

Many happy returns,

  
Joseph L. Eaton D.D.



## CORTEZ CULTURAL CENTER

June 27, 2019

To whom it may concern,

Please accept this letter as a recommendation of employment for Samantha Rose Lee. Samantha has been volunteering regularly for the Cortez Cultural Center for almost two years. Her customer service skills are outstanding. Samantha has taken the lead in transitioning us to Salesforce, and has been instrumental in helping us develop multiple online sales channels. She learns complicated tasks and procedures quickly and with ease, and is always happy to take on new responsibilities and challenges in the interest of furthering our organization.

Samantha is incredibly bright. She is good with math, point of sales, data entry, filing, word processing, research, problem solving, and critical thinking. She also has great emotional intelligence, and is an absolute pleasure to work with.

I highly recommend that you strongly consider her for any program or position. Please feel free to contact me if you'd like to hear more praise for Samantha. My number is 970-565-1151 x10.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Rebecca Levy'. The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Rebecca Levy  
Executive Director  
Cortez Cultural Center  
25 N. Market Street  
Cortez, CO 81321



# Cabrillo College

6500 BOQUEL DRIVE

APTOS, CALIFORNIA

95002

5/14/14

To Whom It May Concern,

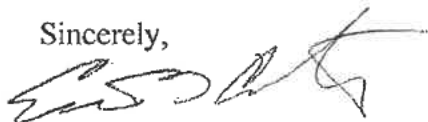
The purpose of this letter is to briefly introduce you to Samantha Lee. Samantha was a student in several of my Culinary Arts classes at Cabrillo College. She performed excellent work in both the theory lecture type classes and the hands on restaurant labs. Her work in all classes was above and beyond the requirements and she was always an enthusiastic student.

Samantha was one of the few students who did consistently exceptional work in my Advanced Culinary Arts Lab. The lab class that I teach is a fine dining operational restaurant, run by the students, and supervised by a teacher's aid and myself. It is a demanding class where students are forced to balance their educational needs with the necessities of running a business and dealing with paying customers. Students gain experience in a variety of positions including chef, line cook, pantry, pastry, waiting and management. Samantha truly seems to have a passion for the work and I can see her going far in this business, especially in the area of customer service. She shows initiative in her daily work ethic, I never need to ask her to do anything. She analyzes the situation upon arrival and goes about setting up her station, helping other students and performing the necessary tasks to get the restaurant open and running properly.

I feel it is also important to mention Samantha's outstanding organizational and management abilities. Her paperwork, photographs and supplemental material are all of excellent quality. Samantha is a joy to work with. Mature for her age, she relates well with the instructor, the customers and the other students. Her interpersonal skills are exemplary and she is always professional.

I believe she is an excellent candidate for your company and I am sure that if hired Samantha will do outstanding work and I cannot imagine your being displeased with her. If you have any questions regarding Samantha please feel free to contact me at Cabrillo College.

Sincerely,



Eric D. Carter

Director Culinary Arts and Hospitality Management  
Cabrillo College  
(831) 479-5012



## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Finance

**SUBJECT:** Fiscal Year 2023 Proposed Budget Adoption (FN)

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**RECOMMENDATION:** Motion to:

- 1) Adopt a resolution adopting the Fiscal Year (FY) 2023 Budget including the Capital Investment Program (CIP), effective July 1, 2022; authorizing the City Manager to allocate within the applicable Funds the FY 2023 Budget Schedule of Budget Changes to the appropriate accounting classifications and to approve related and applicable transfer in/out between funds; and authorizing the Finance Director to create additional appropriations to provide for commitments carried over from the prior fiscal year, including contract and purchase order encumbrances and unexpended project balances, so long as there is a sufficient fund balance to finance these commitments; and
  - 2) Adopt a resolution amending the Classification and Compensation Plans for the new FY 2023 Budget Personnel Complement by implementing the approved FY 2023 Budget/Position changes in several departments; and
  - 3) Approve and appropriate funds for the FY 2023 Priority 1 Capital Investment Program projects as funding becomes available; and
  - 4) Accept the Water Commission's recommendations regarding the Water Department's FY 2023 Operating and Capital Investment Program (CIP).
- 

**BACKGROUND:** The City Charter requires the City Manager to annually prepare the proposed budget for the start of the new fiscal year and transmit it to the Council at or before the first Council meeting of June. The FY 2023 Proposed Operating Budget and Capital Investment Program were posted to the City's website on May 19, 2022. Both documents can be accessed online at [www.cityofsantacruz.com](http://www.cityofsantacruz.com), or at the City Clerk's Office at 809 Center Street, Room 9, and at the Downtown Library. The Final Adopted Budget and CIP will be published online to the City's Budget webpage, after all the approved changes have been made.

The Water Commission annually reviews the budget for the City of Santa Cruz Water Department, and makes recommendations to the City Council. The Commission met on June 6, 2022, at a publicly noticed meeting and performed a detailed review of the Water Department's budget. Attached are the Commission's recommendations and detail of the Operating and CIP budget.

**DISCUSSION:** On May 24 and May 25, 2022, City Council was presented with a FY 2023 Proposed Budget totaling \$421,157,437, including \$127,092,674 in the General Fund, and \$122,780,696 million in the Capital Investment Program (CIP). The City's budget outlook for FY 2023 shows signs of pandemic recovery but despite estimated General Fund revenue increase of about 8% over last fiscal year, inflation has diminished any real growth. Other concerns on the horizon include rising liability insurance costs, replacement of the City's Enterprise Resource Planning (ERP) system, rising pension costs, and the threat of another recession starting as early as July 2022. Increased demand for City services such as special events, parking, waste reduction, landfill, online services, technology and engineering, plus the implementation of Council priorities such as sidewalk vending, grants management, economic development programming and homelessness response, have strained the City's fiscal capacity. The American Rescue Plan Act (ARPA) and the California State \$14 million have offset significant impact to the General Fund, but this funding is not sustainable as the sources are one-time revenue. A summary of their appropriations is attached. The compounding effects of the City's ongoing structural financial challenges has resulted in a proposed budget that draws our unrestricted General Fund balance down to zero. Absent a significant new revenue source, such as the passing of the Measure F half cent sales tax, the City will need to re-evaluate its current service delivery and make significant adjustments.

Considering the factors above, departments were directed to recommend a 2.5% reduction to their budgets and absorb any increase in operating costs. A list of the budget solutions by department are attached, entitled "FY 2023 General Fund Budget Solutions." Throughout the two-day budget hearings, Council was also presented with position requests from various departments that would increase operational efficiency and provide capacity to implement new programs, outlined in Personnel Profile - Overview of Changes. The proposed personnel requests would have a net increase of 10 FTE to the General Fund and 4.0 FTE net increase within the Enterprise and other funds.

On May 25, 2022, Council was presented with a CIP budget proposal that included a list of General Funded Priority 1 projects, attached. The projects were evaluated and ranked against a set of criteria that support the City's Re-Envision Santa Cruz recovery plan, as well as take into consideration the asset/project's current status and need. The FY 2023 CIP includes a \$5 million General Fund appropriation that could be used to leverage anticipated state and federal grant and stimulus money. By approving the projects on the Priority 1 list, the City will be positioned to act swiftly and be competitive when applying for funding.

At the conclusion of the two-day budget hearing, Council expressed interest in exempting the Parks and Recreation Department (PR) from their proposed \$178,007 target reduction. About \$96,000 of the proposed reductions would impact the department's temporary staff budgets in various divisions. For further clarification, these proposed reductions in temporary staffing will not impact the department's ability to deliver status quo services. The remaining \$75,000 would reduce contingency budgets to address special projects as they arise, postage, printing service, fleet management, as well as a \$3,000 reduction to the Sister Cities budget used for events and delegation gifts. Should further action be taken at budget adoption, the recommendation is to have the department make corresponding adjustments by reducing funding from its CIP requests.

Finally, attached are a list of minor adjustments and administrative budget corrections. Edits to the budget book (such as grammar and typos) are also reflected in the published adopted budget book, though they are not outlined as they are non-substantive in nature.

**FISCAL IMPACT:** The FY 2023 Adopted Budget includes \$421,311,677 of total appropriations. Included in the operating budget is the City's Primary General Fund of \$126,814,851, which supports our day-to-day public safety, roads, traffic, and parks operations.

**Prepared By:**  
Lupita Alamos  
Budget Manager

**Submitted By:**  
Bobby Magee  
Interim Finance Director

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

1. FY 2023 RESOLUTION BUDGET ADOPTION.DOCX
2. EXHIBIT A - SCHEDULE OF ADMINISTRATIVE BUDGET CORRECTIONS.PDF
3. EXHIBIT B - FY 2023 GENERAL FUND CIP PRIORITY 1 PROJECTS AND CRITERIA.PDF
4. EXHIBIT C - FY 2023 RECAP OF FUNDS.PDF
5. EXHIBIT D - SUMMARY OF PROJECTED REVENUES AND OTHER FINANCING SOURCES.PDF
6. EXHIBIT E - SUMMARY OF PROJECTED EXPENDITURES AND OTHER FINANCING USES.PDF
7. EXHIBIT F - SUMMARY OF TRANSFERS.PDF
8. HUMAN RESOURCES MEMO- CHANGES TO PERSONNEL PROFILE.DOCX
9. RESOLUTION AMENDING CLASS AND COMP PLANS.DOC
10. PERSONNEL PROFILE- OVERVIEW OF CHANGES.DOCX
11. FY 2023 GENERAL FUND BUDGET SOLUTIONS.PDF
12. ARPA USE SUMMARY.DOCX
13. CA 14M SUMMARY.DOCX
14. CIP SUMMARY.PDF
15. WATER DEPARTMENT FY 2023 PROPOSED OPERATING BUDGET.PDF
16. EXAMPLE OF QUARTERLY FINANCIAL REPORT PREPARED FOR AND DISTRIBUTED TO THE WATER COMMISSION.PDF
17. WATER DEPARTMENT FY 2023 BUDGET ANALYTICS.PDF
18. WATER DEPARTMENT FY 2023 FIVE-YEAR FINANCIAL PRO FORMA.PDF
19. WATER COMMISSION LETTER TO CC.PDF



RESOLUTION NO.NS-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ  
ADOPTING A BUDGET FOR FISCAL YEAR 2023

BE IT RESOLVED, by the City Council of the City of Santa Cruz, that the budget of the City of Santa Cruz for Fiscal Year (FY) 2023, including the Capital Investment Program (CIP), as proposed in that certain document entitled “City of Santa Cruz Proposed Annual Budget Fiscal Year 2023,” on file with the City Clerk, is hereby adopted for FY 2023, effective July 1, 2022, with the addenda thereto as determined by the City Council and detailed in the attached Exhibits:

Exhibit A: Schedule of Administrative Budget Corrections

Exhibit B: General Fund Priority 1 CIP Projects

Exhibit C: FY 2023 Recap of Funds

Exhibit D: FY 2023 Summary of Projected Revenues and other Financing Sources

Exhibit E: FY 2023 Summary of Projected Expenditures and Other Financing Sources

Exhibit F: FY 2023 Summary of Transfers

BE IT FURTHER RESOLVED that the Finance Director is authorized to create additional appropriations in order to provide for necessary commitments carried over from the prior fiscal year, including contract and purchase order encumbrances and unexpended project balances, so long as there is a sufficient fund balance to finance these commitments.

PASSED AND ADOPTED this 14<sup>th</sup> day of June, 2002, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: \_\_\_\_\_  
Sonja Brunner, Mayor

ATTEST: \_\_\_\_\_  
City Clerk Administrator

# Schedule of Budget Changes FY 2023 Proposed to Adopted

## Revenue

Dept	Fund	Add/Reduce /New	Project #	Project Name	GL Account String	Account Description	Amount	One- time	Annual	Justification
ED	253	Reduce	h512001	HOME Admin	253-51-81-0000-43110	Federal operating grants & contributions	(1,017)			HUD final award lower than estimate
ED	261	Reduce	h512115	CDGB Admin & Planning Homeless Infrastructure	261-51-81-0000-43110	Federal operating grants & contributions	(8,487)	x		HUD final award lower than estimate
ED	261	Reduce	h512113	Projects-CM Homeless Infrastructure	261-51-81-0000-43110	Federal operating grants & contributions	(33,947)	x		HUD final award lower than estimate
Non-Dept	311	Reduce	c102101	Projects Space Utilization Plan for City	311-00-00-0000-49126	From CDBG Fund Funding - City Public	(33,947)	x		HUD final award lower than estimate
Non-Dept	311	Add	c101701	Hall City Arterial & Collector	311-00-00-0000-49108	Trust	100,000	x		Missing from CIP
Non-Dept	317	Reduce	c400809	Street City Residential and Collector	317-00-00-0000-49169	From 2016 Transporta	(100,000)	x		Reduce funding \$100k from \$750k to \$650k
Non-Dept	317	Reduce	c400810	Street	317-00-00-0000-49169	From 2016 Transporta	(100,000)	x		Reduce funding \$100k from \$750k to \$650k

## Expenditures

Dept	Fund	Add/Reduce /New/Move	Project #	Project Name	GL Account String	Account Description	Amount	One- time	Annual	Justification
PL	101	Add			101-50-75-2302-51110	Regular full time	4,258			Change the Senior Code Compliance Specialist to Code Compliance Supervisor - increase of 4.3%
CMO	101	Add			101-10-03-1211-52199	CPVAW- Professional Services	16,274	x		Adjust Professional Services amount to reflect status quo request
CMO	101	Reduce			101-10-03-1212-52132	Police Auditor- Professional Services	(15,000)	x		Reduce appropriation to meet reduction target
ED	101	Add			101-51-80-5401-51911	Interfund labor - credit	(490,234)	x		corrections to interfund labor credits
PD	101	Move			101-20-22-2105-52226 & 52227	Vehicle Fuel and Work Order Charges	(17,200)	x		Move \$17,200 budget from Activity 2105 Park Rangers to 2103 Patrol
PD	101	Add			101-20-22-2103-52226 & 52227	Vehicle Fuel and Work Order Charges	17,200	x		Move \$17,200 budget from Activity 2105 Park Rangers to 2103 Patrol
ED	253	Move	h512303	HOME- ARP Pacific Station North	253-51-6105-51911	Interfund labor - charge	190,000			interfund labor charge budgetd in wrong fund
ED	253	Reduce	h512001	HOME Admin	253-51-81-5207-52121	Interfund labor - charge	(1,017)			HUD final award lower than estimate
ED	261	Reduce	h512115	CDGB Admin & Planning	261-51-81-5204-54990	Miscellaneous supplies and services	(1,000)			HUD final award lower than estimate
ED	261	Reduce	h512115	CDGB Admin & Planning	261-51-81-5204-52121	Interfund labor - charge	(7,487)			HUD final award lower than estimate

Dept	Fund	Add/Reduce /New/Move	Project #	Project Name	GL Account String	Account Description	Amount	One- time	Annual	Justification
CMO	311 Reduce	c102101		Homeless Infrastructure Projects	311-10-00-9990-57990	Other capital outlay	(33,947)	x		HUD final award lower than estimate
PW	317 Reduce	c400809		City Arterial & Collector Street	317-40-64-9311-57304	Street Systems	(100,000)	x		Reduce \$100k due to Measure D Funding (\$2,450,000 to \$2,350,000)
PW	317 Reduce	c400810		City Residential and Collector Street	317-40-64-9311-57304	Street Systems	(100,000)	x		Reduce \$100k due to Measure D Funding (\$1,250,000 to \$1,150,000)
PW	311 Add	c101701		Space Utilization Plan for City Hall	311-10-11-9410-57203	Project Cost	100,000	x		Missing from CIP
PW	311 Add	c601403		SLR Mouth & Lagoon Mgmt Plan Dev	311-40-00-9145-57106	Land Improvements	80,000	x		Missing exp budget in Eden
PW	221 Add	c402301		Bay Dr Protected Bike Lanes & Ped Path	224-00-00-0000-59107	To Gas Tax Fund	50,000	x		move from 226 to 224
PW	311 Add	c402302		Escalona Dr Storm Drain Pipe Replacement	311-00-00-0000-49101	From General Fund	4,000	x		Missing from CIP
PW	Add	c402302		Escalona Dr Storm Drain Pipe Replacement	311-00-00-0000-49130	From Gas Tax Fund	4,000	x		Missing from CIP
PW	741 Add	c402201		Soquel Garage Improvements	741-40-64-7452-57309	Parking lots	300,000	x		Missing from CIP
PW	721 Add	c401405		WWTF-Electrical Systems	721-40-65-7252-57301	Sewer systems	847,000	x		correction from 94,176
PW	731 Reduce				731-40-63-7306-52151	Program services	(14,906)	x		duplicate line item
Non-Dept	101 Add				101-00-00-0000-59191	Intra-entity fund transf	211,137	x		Missing from Proposed
Non-Dept	134 Add				134-00-00-0000-49191	Intra-entity fund transf	211,137	x		Missing from Proposed
HR	844 Move				844-12-07-1232-52199	Other professional & technical services	(2,400)	x		Move budget to correct activity
HR	844 Add				844-12-07-7824-52199	Other professional & technical services	2,400	x		Move budget to correct activity

## CHANGES TO BUDGET NARRATIVE - CORRECTING THE NARRATIVE

### Personnel Profile

Remove the ED .5 Coordinator position listed New, this position already exists in the department compliment  
Public Works-Change title from Office Supervisor to official title of Administrative Services Supervisor

### Department Summaries

Finance Budget Smmmary (Fund 842)  
Parks & Recreation Staffing number of custodians listed 30 instead of the actual 3 within this classification.  
Public Works-Change title from Office Supervisor to Administrative Services Supervisor

### CIP Changes by Department

PW	c402213	adjusted FY22 total to include mid-year request
PW	c601301	adjusted FY22 total to include mid-year request
PW	c401306	adjusted FY22 total to include mid-year request
PW	c401903	correction to project description
PW	m609195	correction to project description
PR	c302208	change from \$200,000 to \$275,000

## General Fund CIP Priority Criteria

The following outlines the proposed criteria of prioritizing new capital improvement project requests to ensure consistency with Re-Envision Santa Cruz recovery strategy among other considerations:

### **Fiscal Sustainability: Project Funding Availability**

1. Project funding is significantly leveraged by grants, State or Federal aid
2. Rank is increased based on assessment of the amount of funding needed to complete the current project phase and entire project.
  - a) 75% + of project funding has been secured
  - b) 50%+ of project funding has been secured
  - c) At least 25%+ of project funding has been secured
  - d) Less than 25% of project funding has been secured

### **Downtown and Other Business Sectors-**

1. Contributes toward economic development and revitalization/recovery efforts

### **Infrastructure: Asset Condition, Maintenance & Longevity-**

1. Existing conditions and capacity to meet basic levels of service is deficient
2. Avoids potential failure due to substandard conditions
3. Improves the overall reliability of the capital asset and infrastructure system
4. Major implications of delaying the project such as significant future costs, or negative community impacts
5. Extent to which reduces City operations and maintenance expenditures
6. Increases the longevity of the capital asset or extends the useful life of the asset in the long term

### **Regulatory or Mandated Requirements-**

1. By legal or regulatory mandate or requirement, court order, settlement or mitigation of plausible legal claims.

### **Project Readiness-**

1. Ready to enter the phase corresponding to the funding proposed.
2. Complex environmental issues or known significant legal challenges shall be scored lower than projects without said complications.

### **Health in All Policies (HiAP)-**

1. Equity: How does the project move the City towards achieving social equity goals referenced in the Community Assessment Project?
2. Sustainability: How does the project advance the sustainability goals referenced in the City's 2020 Climate Action Plan?
3. Public Health: Public Health- How does the project advance the health outcome goals in the HiAP community well-being outcome indicators?

## Unfunded Projects- Priority 1

The following projects have been approved for implementation/construction as General Funding becomes available at the discretion of the City Manager.

General Fund CIP Funding Priority 1	
Butler Building for Fire Station 3	26,500
Fire Station 2 Exercise & Storage Facility (rear expansion)	750,000
Generator for Fire Station #3	200,000
West Cliff Drive Stabilization	500,000
Fire Engine Ladder Pierce Tiller 100'	1,500,000
Fire Station 3 Sewer Line w Clean Out	45,000
DeLaveaga Disc Golf Course "Pay to Play": Welcome Area and Course Safety Improvements	235,000
Public Facilities - Energy Savings and Maintenance	200,000
Fire Stations Paging System	150,000
Downtown Recovery - Phase I-IV Infrastructure and Site Beautification and Safety Improvements	470,000
Parks Operations Maintenance Yard - Building Safety Improvements	90,000
Driving Range Outdoor Safety Improvements	200,000
Driving Range Roof & Building Improvements	600,000
Escalona Avenue Storm Drain Pipe Replacement	4,000
<b>Total General Fund CIP Funding Priority Unfunded Projects:</b>	<b>4,970,500</b>

## Recap of Funds - FY 2023 Estimated Fund Balance

### Governmental Fund Types

#### General Fund (101-199)

##### Primary Operating Funds:

101 Primary General Fund

Subtotal

##### Reserved and Designated for Special Programs:

103 Code Enforcement/Civil Penalties  
104 Wharf Fund  
108 Green Building Education Resource  
121 Civic Equip Maintenance/Replacement  
122 Co-op Retail Management Fund  
123 Kiosk Maintenance Fund  
125 Street Tree Fund  
132 City Emergency Reserve Fund  
133 Carbon Reduction Fund  
134 Cannabis Children's Fund  
136 Economic Development Trust  
141 CAsp Certification and Training Fund  
150 Housing In-lieu Program  
151 DeAnza Hardship Fund  
162 Contributions and Donations-Parks & Rec

##### Total Reserved and Designated

##### General Fund without Public Trust

130 City Public Trust Fund

#### Total General Fund

### Special Revenue Funds

#### Public safety Special Revenue (210-219):

211 SLESF  
212 Traffic Offender Fund  
213 Local Law Enforce Block Grant  
214 Police Asset Seizure Fund  
215 Public Safety Impact Fee - Police Fund  
216 Asset Seizure/Youth Crime Prevention Fund  
217 Public Safety Impact Fee - Fire Fund  
218 Childcare Impact Fee Fund

##### Total Special Police Revenue

#### State Highway

221 Gasoline Tax Fund

##### Total State Highway

#### Transportation Measure D

224 2016 Transporation Measure D

##### Total Clean River, Beaches

#### Traffic Impact Fee Funds

226 Traffic Impact Fee-Citywide Fund

##### Total Traffic Impact Fee Funds

#### Clean River, Beaches Fund (235)

235 Clean River, Beaches

##### Total Clean River, Beaches

	Estimated Beginning Fund Balance	Projected Revenues & Other Sources	Projected Other Financing Sources	Projected Operating Expenditures	Projected Capital Outlay	Projected Debt Service	Projected Other Financing Uses	Estimated Ending Fund Balance
101 Primary General Fund	5,230,544	113,952,945	7,909,185	(105,514,284)	(5,246,716)	(2,166,052)	(13,887,799)	277,823
Subtotal	5,230,544	113,952,945	7,909,185	(105,514,284)	(5,246,716)	(2,166,052)	(13,887,799)	277,823
103 Code Enforcement/Civil Penalties	245,434	17,304	-	(84,671)	-	(1,218)	-	176,849
104 Wharf Fund	1,073,061	2,732,061	1,841,321	(4,007,550)	(25,000)	(141,523)	-	1,472,370
108 Green Building Education Resource	45,883	518,133	-	(499,579)	-	(16,003)	-	48,434
121 Civic Equip Maintenance/Replacement	(18,025)	190	-	(10,000)	-	-	-	(27,835)
122 Co-op Retail Management Fund	10,226	220,466	-	(220,000)	-	-	-	10,692
123 Kiosk Maintenance Fund	23,343	10,238	-	(45,827)	-	-	-	(12,246)
125 Street Tree Fund	150,905	21,639	-	(15,000)	-	-	-	157,544
132 City Emergency Reserve Fund	15,908,445	669,656	33,013	-	-	-	-	16,611,114
133 Carbon Reduction Fund	1,915	2,498	33,110	-	-	-	(3,487)	34,036
134 Cannabis Children's Fund	509,553	1,650	211,137	(211,137)	-	-	-	511,203
136 Economic Development Trust	2,044,902	64,045	1,197,772	(1,045,000)	-	-	(1,300,000)	961,719
141 CAsp Certification and Training Fund	69,025	-	-	(7,000)	-	-	-	62,025
150 Housing In-lieu Program	103,944	338	-	-	-	-	-	104,282
151 DeAnza Hardship Fund	274,726	4,036	-	-	-	-	-	278,762
162 Contributions and Donations-Parks & Rec	244,040	15,781	-	(38,384)	-	-	-	221,437
Total Reserved and Designated	20,687,375	4,278,035	3,316,353	(6,184,147)	(25,000)	(158,745)	(1,303,487)	20,610,384
General Fund without Public Trust	25,917,919	118,230,980	11,225,538	(111,698,431)	(5,271,716)	(2,324,797)	(15,191,286)	20,888,207
130 City Public Trust Fund	5,021,954	73,287	-	(85,000)	-	-	(115,000)	4,895,241
Total General Fund	30,939,873	118,304,267	11,225,538	(111,783,431)	(5,271,716)	(2,324,797)	(15,306,286)	25,783,448
211 SLESF	437,491	272,461	-	(128,497)	-	-	-	581,455
212 Traffic Offender Fund	346,614	34,368	-	-	-	-	-	380,982
213 Local Law Enforce Block Grant	253,900	200,000	-	-	-	-	-	453,900
214 Police Asset Seizure Fund	163,498	5,202	-	-	-	-	-	168,700
215 Public Safety Impact Fee - Police Fund	63,434	200,000	-	-	-	-	-	263,434
216 Asset Seizure/Youth Crime Prevention Fund	3,326	49	-	-	-	-	-	3,375
217 Public Safety Impact Fee - Fire Fund	63,329	200,000	-	-	-	-	-	263,329
218 Childcare Impact Fee Fund	44,429	125,000	-	-	-	-	-	169,429
Total Special Police Revenue	1,376,021	1,037,080	-	(128,497)	-	-	-	2,284,604
221 Gasoline Tax Fund	615,022	22,427,308	150,000	(726,860)	(20,850,000)	(22,809)	(1,004,161)	588,500
Total State Highway	615,022	22,427,308	150,000	(726,860)	(20,850,000)	(22,809)	(1,004,161)	588,500
224 2016 Transporation Measure D	52,914	1,607,579	-	(88,183)	-	-	(3,095,000)	(1,522,690)
Total Clean River, Beaches	52,914	1,607,579	-	(88,183)	-	-	(3,095,000)	(1,522,690)
226 Traffic Impact Fee-Citywide Fund	(565,563)	566,103	-	(157,195)	-	-	(150,000)	(306,655)
Total Traffic Impact Fee Funds	(565,563)	566,103	-	(157,195)	-	-	(150,000)	(306,655)
235 Clean River, Beaches	2,055,456	658,967	-	(813,972)	(400,000)	-	(344)	1,500,108
Total Clean River, Beaches	2,055,456	658,967	-	(813,972)	(400,000)	-	(344)	1,500,108

## Recap of Funds - FY 2023 Estimated Fund Balance

	Estimated Beginning Fund Balance	Projected Revenues & Other Sources	Projected Other Financing Sources	Projected Operating Expenditures	Projected Capital Outlay	Projected Debt Service	Projected Other Financing Uses	Estimated Ending Fund Balance
<b>Parks and Recreation (240-249):</b>								
241 NW Quadrant - Parks & Rec Fee Fund	78,239	3,726	-	-	-	-	(100,000)	(18,035)
242 SW Quadrant - Parks & Rec Fee Fund	1,952	808	-	-	-	-	-	2,760
243 NE Quadrant - Parks & Rec Fee Fund	131,892	2,452	-	-	-	-	(23,000)	111,344
244 SE Quadrant - Parks & Rec Fee Fund	60,487	1,771	-	-	-	-	(58,716)	3,542
249 Parks & Rec Tax Combined	1,228,718	537,232	-	-	-	-	(150,000)	1,615,950
<b>Total Parks and Recreation</b>	<b>1,501,288</b>	<b>545,989</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(331,716)</b>	<b>1,715,561</b>
<b>Housing &amp; Community Development (250-269):</b>								
<b>HOME</b>								
251 HOME Investment Partnership Fund	389,861	5,728	-	-	-	-	-	395,589
252 HOME Investment Partnership Fund	194,637	2,860	-	-	-	-	-	197,497
253 HOME Investment Partnership Fund	658,912	3,288,337	-	(269,136)	-	-	(3,019,201)	658,912
<b>Subtotal HOME</b>	<b>1,243,410</b>	<b>3,296,925</b>	<b>-</b>	<b>(269,136)</b>	<b>-</b>	<b>-</b>	<b>(3,019,201)</b>	<b>1,251,998</b>
<b>CDBG</b>								
261 Community Development Block Grant Fund	350,797	677,566	-	(378,513)	-	-	(399,053)	250,797
<b>Subtotal CDBG</b>	<b>350,797</b>	<b>677,566</b>	<b>-</b>	<b>(378,513)</b>	<b>-</b>	<b>-</b>	<b>(399,053)</b>	<b>250,797</b>
<b>Other Housing Funds (271-279):</b>								
272 Red Cross Housing Reconst Loan Repayment	64,962	2,219	-	(36,000)	-	-	-	31,181
273 CalHOME-FTHB Revolving Loan Fund	177,583	2,609	-	-	-	-	-	180,192
274 BEGIN - Housing Loan Revolving Fund	30,000	-	-	-	-	-	-	30,000
275 HOME-American Dream FTH	68,762	1,011	-	-	-	-	-	69,773
279 Affordable Housing Trust Fund	1,677,068	5,611,935	-	(818,995)	-	-	(7,457,640)	(987,632)
<b>Subtotal Other Housing</b>	<b>2,018,376</b>	<b>5,617,774</b>	<b>-</b>	<b>(854,995)</b>	<b>-</b>	<b>-</b>	<b>(7,457,640)</b>	<b>(676,485)</b>
<b>Total Housing &amp; Community Development</b>	<b>3,612,582</b>	<b>9,592,265</b>	<b>-</b>	<b>(1,502,644)</b>	<b>-</b>	<b>-</b>	<b>(10,875,894)</b>	<b>826,309</b>
<b>Low &amp; Moderate Income House Funds</b>								
281 SA LHIH-Merged	1,706,835	180,066	-	(117,247)	-	-	-	1,769,654
<b>Total Low &amp; Moderate Income House Funds</b>	<b>1,706,835</b>	<b>180,066</b>	<b>-</b>	<b>(117,247)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,769,654</b>
<b>Other Special Revenue Funds (225,291);</b>								
291 Transportation Development Act Fund	1	1,023,884	-	(1,023,884)	-	-	-	1
292 American Rescue Plan Act	9,926,945	-	-	-	-	-	(486,000)	9,440,945
293 State Homeless Response Program	13,850,000	-	-	-	-	-	(10,840,000)	3,010,000
<b>Total Other Special Revenue Funds</b>	<b>23,776,946</b>	<b>1,023,884</b>	<b>-</b>	<b>(1,023,884)</b>	<b>-</b>	<b>-</b>	<b>(11,326,000)</b>	<b>12,450,946</b>
<b>Total Special Revenue Funds</b>	<b>34,131,501</b>	<b>37,639,241</b>	<b>150,000</b>	<b>(4,558,481)</b>	<b>(21,250,000)</b>	<b>(22,809)</b>	<b>(26,783,115)</b>	<b>19,306,338</b>
<b>Capital Projects Funds</b>								
<b>Capital Improvement Projects (310-319)</b>								
311 General Capital Improvement Projects	(973,008)	25,280,000	24,837,063	-	(46,510,167)	(275,394)	(46,425)	2,312,069
313 CIP Fund - 2% For Public Art - CIP Fund	205,964	1,397	90,336	(84,423)	-	-	-	213,274
315 CIP Fund - Sidewalk Constr. In-Lieu Fund	181,455	27,129	-	(25,000)	-	-	-	183,584
316 CIP - Santa Cruz Library	3,240,538	2,045,369	-	-	-	-	-	5,285,907
317 CIP Fund - Street maintenance & Rehabilitation	(4,531,924)	25,478	2,100,000	-	(3,500,000)	-	-	(5,906,446)
319 Wharf Tenant Capital Improvement Contrib	229,169	163,201	-	-	(151,590)	-	-	240,780
331 SC Street Improvements - Harvey West	(21)	-	-	-	-	-	-	(21)
341 Information Technology	413	-	2,420,000	-	(420,000)	-	-	2,000,413
<b>Total Capital Improvement Projects</b>	<b>(1,647,415)</b>	<b>27,542,574</b>	<b>29,447,399</b>	<b>(109,423)</b>	<b>(50,581,757)</b>	<b>(275,394)</b>	<b>(46,425)</b>	<b>4,329,560</b>
<b>Debt Service Funds</b>								
411 General Obligation Bonds Debt Service	1,422,712	18,005	-	-	-	(542,701)	-	898,015
413 Lease Revenue Bonds	465,848	433,967	-	-	-	(357,394)	-	542,421
<b>411 General Obligation Bonds Debt Service</b>	<b>1,888,560</b>	<b>451,972</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(900,095)</b>	<b>-</b>	<b>1,440,436</b>
<b>Total Governmental Fund Types</b>	<b>65,312,520</b>	<b>183,938,053</b>	<b>40,822,937</b>	<b>(116,451,335)</b>	<b>(77,103,473)</b>	<b>(3,523,095)</b>	<b>(42,135,826)</b>	<b>50,859,781</b>

## Recap of Funds - FY 2023 Estimated Fund Balance

### Proprietary Fund Types

#### Enterprise Funds

##### Water Enterprise (710-719)

711	Water Fund	6,315,002	41,047,405	2,500	(34,171,358)	(35,822,221)	(5,131,705)	(168,856)	(27,929,233)
713	Water Rate Stabilization Fund	10,000,000	-	-	-	-	-	-	10,000,000
714	Water - 2% for Public Art	(51,400)	98,140	-	(98,140)	-	-	-	(51,400)
716	Water - 90 Day Operating Reserve	7,416,384	1,009,450	-	-	-	-	-	8,425,834
717	Water - Emergency Reserve Fund	3,000,000	-	-	-	-	-	-	3,000,000
719	Water - Equipment Replacement	579,401	-	-	-	-	-	-	579,401
<b>Total Water Enterprise</b>		<b>27,259,387</b>	<b>42,154,995</b>	<b>2,500</b>	<b>(34,269,498)</b>	<b>(35,822,221)</b>	<b>(5,131,705)</b>	<b>(168,856)</b>	<b>(5,975,398)</b>

##### Wastewater Enterprise (720-729)

721	Wastewater	11,882,367	26,041,375	-	(22,092,402)	(10,088,000)	(597,271)	(97,101)	5,048,968
724	Wastewater - 2% for Public Art	2,003	1,262	-	(27,657)	-	-	-	(24,392)
<b>Total Wastewater Enterprise</b>		<b>11,884,370</b>	<b>26,042,637</b>	<b>-</b>	<b>(22,120,059)</b>	<b>(10,088,000)</b>	<b>(597,271)</b>	<b>(97,101)</b>	<b>5,024,577</b>

##### Refuse Enterprise (730-739)

731	Refuse	7,726,229	22,422,631	-	(21,962,806)	(3,528,191)	(315,472)	(614,595)	3,727,796
732	Landfill Closure	2,158,201	30,212	247,001	(174,271)	-	-	-	2,261,143
733	Landfill Post Closure Maintenance	6,698,012	93,022	545,341	(309,624)	-	-	-	7,026,751
734	Refuse - 2% for Public Art	(28,402)	68	-	(1,478)	-	-	-	(29,812)
<b>Total Refuse Enterprise</b>		<b>16,554,040</b>	<b>22,545,933</b>	<b>792,342</b>	<b>(22,448,179)</b>	<b>(3,528,191)</b>	<b>(315,472)</b>	<b>(614,595)</b>	<b>12,985,878</b>

##### Parking Enterprise (740-749)

741	Parking	(1,089,622)	4,206,888	-	(5,838,473)	(826,100)	(373,067)	(55,994)	(3,976,368)
742	Parking - 2% for Public Art	(1,514)	258	-	(2,838)	-	-	-	(4,094)
<b>Total Parking Enterprise</b>		<b>(1,091,135)</b>	<b>4,207,146</b>	<b>-</b>	<b>(5,841,311)</b>	<b>(826,100)</b>	<b>(373,067)</b>	<b>(55,994)</b>	<b>(3,980,461)</b>

##### Storm Water Enterprise (750-759)

751	Storm Water	543,310	599,642	-	(332,491)	(53,000)	(207,397)	(86,236)	463,827
752	Storm Water Overlay	(1,688,398)	321,960	-	(470,296)	(2,200,000)	(190,159)	(540)	(4,227,433)
753	Storm Water - 2% for Public Art	(1,939)	186	-	(1,621)	-	-	-	(3,374)
<b>Total Storm Water Enterprise</b>		<b>(1,147,028)</b>	<b>921,788</b>	<b>-</b>	<b>(804,408)</b>	<b>(2,253,000)</b>	<b>(397,556)</b>	<b>(86,776)</b>	<b>(3,766,980)</b>

#### Total Enterprise Funds

		<b>53,459,635</b>	<b>95,872,499</b>	<b>794,842</b>	<b>(85,483,456)</b>	<b>(52,517,512)</b>	<b>(6,815,071)</b>	<b>(1,023,322)</b>	<b>4,287,615</b>
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#### Internal Service Funds

##### 811 Equipment Operations

811	Equipment Operations	(1,255,776)	3,940,956	-	(3,788,538)	(83,380)	-	(12,491)	(1,199,229)
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#### Self-Insurance

841	Workers' Compensation	3,449,931	2,914,281	-	(5,066,114)	-	-	-	1,298,098
842	Liability Insurance	5,425,273	4,618,992	2,316,906	(6,826,364)	-	-	-	5,534,807
843	Group Health Insurance	1,472,333	19,937,384	-	(20,198,568)	-	-	-	1,211,149
844	Unemployment Insurance	4,240,064	704,090	-	(282,400)	-	-	-	4,661,754

#### Subtotal Self-Insurance

		<b>14,587,602</b>	<b>28,174,747</b>	<b>2,316,906</b>	<b>(32,373,447)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>12,705,808</b>
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#### Total Internal Service Funds

		<b>13,331,826</b>	<b>32,115,703</b>	<b>2,316,906</b>	<b>(36,161,985)</b>	<b>(83,380)</b>	<b>-</b>	<b>(12,491)</b>	<b>11,506,579</b>
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#### Total Proprietary Fund Types

		<b>66,791,461</b>	<b>127,988,202</b>	<b>3,111,748</b>	<b>(121,645,440)</b>	<b>(52,600,892)</b>	<b>(6,815,071)</b>	<b>(1,035,813)</b>	<b>15,794,193</b>
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#### Total All City Funds

		<b>132,103,981</b>	<b>311,926,255</b>	<b>43,934,685</b>	<b>(238,096,776)</b>	<b>(129,704,365)</b>	<b>(10,338,166)</b>	<b>(43,171,639)</b>	<b>66,653,975</b>
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# Summary of Projected Revenues and Other Financing Sources

## BY FUND TYPE

BY FUND TYPE	Fiscal Year	Fiscal Year 2022			Fiscal Year
	2021 Actuals	Adopted Budget	Amended Budget	Year End Estimate	2023 Budget Proposed
General Funds					
Primary General Fund					
Taxes	76,383,704	77,468,413	77,468,413	84,291,984	87,075,601
Licenses and Permits	1,474,922	1,608,611	1,613,500	1,360,868	1,597,200
Grants	1,953,116	7,493,807	2,637,259	807,303	403,000
Charges for Services	17,578,780	16,740,094	17,340,386	18,405,980	18,274,096
Fines and Forfeitures	1,101,475	2,142,000	2,142,000	1,096,630	1,123,090
Rents & Miscellaneous Revenues	4,771,503	5,183,832	5,231,311	5,224,860	5,479,958
Other Financing Sources	2,164,687	253,500	1,672,954	302,000	7,909,185
Total Primary General Fund	105,428,187	110,890,257	108,105,823	111,489,625	121,862,130
General Fund - Assigned & Committed for Special Programs					
Taxes	219,276	220,000	220,000	220,000	220,000
Grants	-	-	1,000	0	-
Charges for Services	989,953	1,185,858	1,185,858	1,121,149	1,559,954
Fines and Forfeitures	3,745	3,000	3,000	10,983	3,000
Rents & Miscellaneous Revenues	2,337,230	2,133,111	2,190,113	2,588,047	2,495,081
Other Financing Sources	3,123,185	2,659,334	2,868,716	3,000,507	3,316,353
Total General Fund - Assigned & Committed for Speci	6,673,390	6,201,303	6,468,687	6,940,686	7,594,388
City Public Trust					
Rents & Miscellaneous Revenues	25,757	73,287	73,287	73,287	73,287
Other Financing Sources	250,000	-	-	301,346	-
Total City Public Trust	275,757	73,287	73,287	374,633	73,287
Total General Funds	112,377,334	117,164,847	114,647,796	118,804,944	129,529,805
Special Revenue Funds					
Police Special Revenue Funds					
Grants	196,245	-	142,979	423,900	470,497
Charges for Services	19,148	-	-	29,000	30,000
Rents & Miscellaneous Revenues	6,235	11,583	11,583	11,583	11,583
Total Police Special Revenue Funds	221,629	11,583	154,562	464,483	512,080
Impact Fee Funds					
Rents & Miscellaneous Revenues	6,552	-	-	164,640	525,000
Total Impact Fee Funds	6,552	-	-	164,640	525,000

## Summary of Projected Revenues and Other Financing Sources

### BY FUND TYPE

FUND TYPE	Fiscal Year 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Budget Proposed
		Adopted Budget	Amended Budget	Year End Estimate	
State Highway Funds					
Grants	6,995,181	4,342,023	16,506,421	16,586,421	22,395,146
Rents & Miscellaneous Revenues	123,939	22,162	22,162	27,162	32,162
Other Financing Sources	434,968	-	3,392,669	3,392,669	150,000
Total State Highway Funds	7,554,088	4,364,185	19,921,251	20,006,252	22,577,308
Measure D Transportation Fund					
Grants	1,491,408	1,375,520	1,375,520	1,375,520	1,587,401
Rents & Miscellaneous Revenues	13,639	20,178	20,178	20,178	20,178
Total Measure D Transportation Fund	1,505,047	1,395,698	1,395,698	1,395,698	1,607,579
Traffic Impact Funds					
Rents & Miscellaneous Revenues	313,448	566,103	566,103	566,103	566,103
Other Financing Sources	107,780	-	-	0	-
Total Traffic Impact Funds	421,227	566,103	566,103	566,103	566,103
Clean River, Beaches & Ocean Tax Fund					
Taxes	659,854	635,887	635,887	635,867	636,000
Rents & Miscellaneous Revenues	11,310	22,967	22,967	22,967	22,967
Other Financing Sources	4,189	-	-	0	-
Total Clean River, Beaches & Ocean Tax Fund	675,353	658,854	658,854	658,834	658,967
Parks & Recreation Funds					
Taxes	837,416	-	200,000	300,000	515,000
Charges for Services	2,931	-	-	0	-
Rents & Miscellaneous Revenues	13,112	30,989	30,989	30,989	30,989
Total Parks & Recreation Funds	853,459	30,989	230,989	330,989	545,989
Housing & Community Development Funds					
Grants	857,717	6,130,598	7,516,365	7,586,742	9,377,398
Charges for Services	6,473	11,000	11,000	14,000	15,000
Rents & Miscellaneous Revenues	719,312	214,167	214,167	246,767	199,867
Other Financing Sources	61,527	-	-	153,436	-
Total Housing & Community Development Funds	1,645,028	6,355,765	7,741,532	8,000,945	9,592,265

# Summary of Projected Revenues and Other Financing Sources

## BY FUND TYPE

BY FUND TYPE	Fiscal Year	Fiscal Year 2022			Fiscal Year
	2021 Actuals	Adopted Budget	Amended Budget	Year End Estimate	2023 Budget Proposed
City Low & Mod Income Housing Funds					
Grants	1,903	-	6,597	6,597	-
Charges for Services	25,000	25,000	25,000	25,000	25,000
Rents & Miscellaneous Revenues	234,423	260,680	278,680	202,246	155,066
Total City Low & Mod Income Housing Funds	261,326	285,680	310,277	233,843	180,066
Transportation Development Funds					
Grants	797,240	839,561	839,561	839,561	1,023,884
Total Transportation Development Funds	797,240	839,561	839,561	839,561	1,023,884
American Rescue Plan Funds					
Grants	7,085,161	-	7,085,160	7,085,160	-
Rents & Miscellaneous Revenues	283	-	-	0	-
Total American Rescue Plan Funds	7,085,444	-	7,085,160	7,085,160	-
State Homeless Response Program Funds					
Grants	-	-	-	14,000,000	-
Total State Homeless Response Program Funds	-	-	-	14,000,000	-
Total Special Revenue Funds	21,026,393	14,508,418	38,903,987	53,746,508	37,789,241
Capital Improvement Funds					
General & Other Capital Improvement Funds					
Taxes	2,264,491	1,955,611	1,955,611	1,955,611	1,955,611
Grants	6,883,341	3,989,000	38,342,644	37,614,781	25,270,000
Rents & Miscellaneous Revenues	323,308	824,408	2,726,272	2,459,529	316,963
Other Financing Sources	2,572,677	15,229,539	36,245,431	33,049,652	29,447,399
Total General & Other Capital Improvement Funds	12,043,817	21,998,558	79,269,957	75,079,573	56,989,973
Total Capital Improvement Funds	12,043,817	21,998,558	79,269,957	75,079,573	56,989,973
Debt Service Funds					
Government Obligation & Lease Revenue Bond Funds					
Taxes	508,290	532,000	532,000	532,000	-
Rents & Miscellaneous Revenues	439,776	450,172	450,172	450,172	451,972
Total Government Obligation & Lease Revenue Bond Funds	948,067	982,172	982,172	982,172	451,972
Total Debt Service Funds	948,067	982,172	982,172	982,172	451,972

# Summary of Projected Revenues and Other Financing Sources

## BY FUND TYPE

BY FUND TYPE	Fiscal Year 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Budget Proposed
		Adopted Budget	Amended Budget	Year End Estimate	
Enterprise Funds					
Water Enterprise Funds					
Licenses and Permits	4,076	2,000	2,000	6,250	5,250
Grants	-	371,595	975,260	981,960	-
Charges for Services	41,525,971	44,004,293	44,004,293	39,077,529	41,665,505
Fines and Forfeitures	1	-	-	0	-
Rents & Miscellaneous Revenues	670,287	352,102	360,235	399,650	386,650
Other Financing Sources	1,603,097	75,608	3,899,608	162,313	100,640
Total Water Enterprise Funds	43,803,432	44,805,598	49,241,396	40,627,702	42,158,045
Wastewater Enterprise Funds					
Grants	2,616,002	1,788,234	5,852,216	5,852,216	2,847,058
Charges for Services	24,100,420	23,020,000	23,020,000	22,988,177	22,955,000
Rents & Miscellaneous Revenues	118,573	240,579	240,579	240,579	240,579
Other Financing Sources	288,170	14,602	14,602	56,309	27,657
Total Wastewater Enterprise Funds	27,123,165	25,063,415	29,127,397	29,137,281	26,070,294
Refuse Enterprise Funds					
Grants	29,354	228,826	735,360	724,253	296,500
Charges for Services	21,140,482	21,700,000	21,700,000	21,700,000	21,700,000
Rents & Miscellaneous Revenues	349,087	549,433	549,433	568,251	549,433
Other Financing Sources	795,774	456,525	474,567	24,776	511,495
Total Refuse Enterprise Funds	22,314,696	22,934,784	23,459,361	23,017,280	23,057,428
Parking Enterprise Funds					
Taxes	240,816	175,100	175,100	175,100	245,400
Grants	8,864	-	41,215	15,000	15,000
Charges for Services	3,855,028	4,817,500	4,817,500	3,750,032	3,806,207
Rents & Miscellaneous Revenues	79,265	255,230	255,230	204,745	140,539
Other Financing Sources	101,973	4,884	55,005	17,507	2,838
Total Parking Enterprise Funds	4,285,947	5,252,714	5,344,050	4,162,384	4,209,984
Storm Water Enterprise Funds					
Grants	2,432	875,000	967,568	73,077	-
Charges for Services	881,642	870,000	870,000	870,000	900,000
Rents & Miscellaneous Revenues	2,005,168	21,788	21,788	21,408	21,788
Other Financing Sources	-	1,389	51,389	2,602	1,621
Total Storm Water Enterprise Funds	2,889,242	1,768,177	1,910,745	967,087	923,409
Total Enterprise Funds	100,416,483	99,824,688	109,082,948	97,911,734	96,419,160

## Summary of Projected Revenues and Other Financing Sources

### BY FUND TYPE

BY FUND TYPE	Fiscal Year 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Budget Proposed
		Adopted Budget	Amended Budget	Year End Estimate	
Internal Service Funds					
Equipment Operations Internal Service Fund					
Charges for Services	2,970,568	3,882,841	3,882,841	3,878,107	3,920,956
Rents & Miscellaneous Revenues	50,450	20,000	20,000	35,000	20,000
Other Financing Sources	38,738	20,000	20,000	3,723	-
Total Equipment Operations Internal Service Fund	3,059,756	3,922,841	3,922,841	3,916,830	3,940,956
Group Health Insurance Internal Service Fund					
Charges for Services	19,156,266	18,705,136	18,705,136	18,695,136	19,922,384
Rents & Miscellaneous Revenues	15,173	6,000	6,000	6,000	15,000
Total Group Health Insurance Internal Service Fund	19,171,439	18,711,136	18,711,136	18,701,136	19,937,384
Liability Insurance Internal Service Fund					
Charges for Services	3,950,000	4,554,285	4,554,285	4,554,285	4,554,285
Rents & Miscellaneous Revenues	92,827	64,707	64,707	64,707	64,707
Other Financing Sources	-	-	-	0	2,316,906
Total Liability Insurance Internal Service Fund	4,042,827	4,618,992	4,618,992	4,618,992	6,935,898
Unemployment Internal Service Fund					
Charges for Services	652,324	601,993	601,993	601,993	655,000
Rents & Miscellaneous Revenues	24,045	49,090	49,090	49,090	49,090
Total Unemployment Internal Service Fund	676,369	651,083	651,083	651,083	704,090
Workers' Compensation Insurance Fund					
Charges for Services	2,532,121	2,459,916	2,459,916	2,459,916	2,771,603
Rents & Miscellaneous Revenues	667,836	372,555	372,555	372,555	372,555
Other Financing Sources	-	270,123	270,123	270,123	270,123
Total Workers' Compensation Insurance Fund	3,199,957	3,102,594	3,102,594	3,102,594	3,414,281
Total Internal Service Funds	30,150,348	31,006,646	31,006,646	30,990,635	34,932,609
Total Revenues:	276,962,441	285,485,329	373,893,507	377,515,566	356,112,758

# Summary of Projected Expenditures and Other Financing Uses

BY FUND TYPE	Fiscal Year 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Proposed Budget
		Adopted Budget	Amended Budget	Year End Estimate	
General Funds					
Primary General Fund					
Personnel Services	62,936,808	74,133,720	73,888,813	66,095,123	77,032,177
Salary Savings	-	(3,200,000)	(3,200,000)	-	(3,349,651)
Services, Supplies, & Other Charges	25,923,579	28,883,788	37,382,454	31,990,984	31,831,758
Capital Outlay	186,929	60,000	346,581	336,120	5,246,716
Debt Service	5,169,099	5,584,083	5,584,083	5,584,083	2,166,052
Other Financing Uses	3,361,570	6,824,924	8,851,763	8,776,763	13,887,799
Total Primary General Fund	97,577,985	112,286,515	122,853,694	112,783,073	126,814,851
General Fund - Assigned & Committed for Special Programs					
Personnel Services	2,826,163	3,359,371	3,322,871	2,791,221	3,518,596
Services, Supplies, & Other Charges	4,962,386	1,319,938	1,865,915	1,589,638	2,665,557
Capital Outlay	66,357	15,000	34,660	34,659	25,000
Debt Service	-	158,744	158,744	158,744	158,744
Other Financing Uses	84,231	97,042	3,678,710	3,678,710	1,303,487
Total General Fund - Assigned & Committed for Special Programs	7,939,137	4,950,095	9,060,900	8,252,972	7,671,384
City Public Trust					
Services, Supplies, & Other Charges	1,355	85,000	162,869	162,869	85,000
Other Financing Uses	76,056	980,000	1,074,106	1,074,106	115,000
Total City Public Trust	77,411	1,065,000	1,236,975	1,236,975	200,000
Total General Funds	105,594,533	118,301,610	133,151,569	122,273,020	134,686,467
Special Revenue Funds					
Police Special Revenue Funds					
Services, Supplies, & Other Charges	148,723	-	-	-	128,497
Total Police Special Revenue Funds	148,723	-	-	-	128,497
State Highway Funds					
Personnel Services	30,505	36,121	48,121	20,272	41,820
Services, Supplies, & Other Charges	443,394	644,553	635,869	618,112	685,042
Capital Outlay	2,382,193	1,829,700	23,107,690	23,107,690	20,850,000
Debt Service	12,402	38,428	38,428	38,428	22,808
Other Financing Uses	628,274	1,225,161	3,116,753	3,116,753	1,004,161
Total State Highway Funds	3,496,768	3,773,963	26,946,861	26,901,255	22,603,831
Measure D Transportation Fund					
Personnel Services	12,624	82,136	82,136	80,406	88,184
Other Financing Uses	631,789	1,281,000	3,808,443	3,872,443	3,095,000
Total Measure D Transportation Fund	644,413	1,363,136	3,890,579	3,952,849	3,183,184

# Summary of Projected Expenditures and Other Financing Uses

BY FUND TYPE	Fiscal Year 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Proposed Budget
		Adopted Budget	Amended Budget	Year End Estimate	
Traffic Impact Funds					
Personnel Services	51,435	149,173	149,173	143,603	157,196
Services, Supplies, & Other Charges	288	-	-	-	-
Other Financing Uses	536,825	-	2,931,869	2,931,869	100,000
Total Traffic Impact Funds	588,548	149,173	3,081,042	3,075,472	257,196
Clean River, Beaches & Ocean Tax Fund					
Personnel Services	233,544	264,904	264,904	249,294	275,867
Services, Supplies, & Other Charges	239,319	653,464	717,951	18,247	538,107
Capital Outlay	39,310	-	174,713	174,713	400,000
Other Financing Uses	2,422	344	688	688	344
Total Clean River, Beaches & Ocean Tax Fund	514,595	918,712	1,158,256	442,942	1,214,318
Parks and Recreation Funds					
Other Financing Uses	57,222	560,000	1,475,399	1,449,216	331,716
Total Parks and Recreation Funds	57,222	560,000	1,475,399	1,449,216	331,716
Housing & Community Development Funds					
Services, Supplies, & Other Charges	1,061,897	686,262	1,841,766	1,315,313	1,502,644
Capital Outlay	1,799,840	-	-	277,644	-
Other Financing Uses	-	5,657,272	7,324,732	6,787,612	10,875,894
Total Housing & Community Development Funds	2,861,737	6,343,534	9,166,498	8,380,569	12,378,538
City Low & Mod Income Housing Funds					
Services, Supplies, & Other Charges	24,286	78,240	231,543	213,171	117,247
Capital Outlay	37,683	-	43,064	43,064	-
Total City Low & Mod Income Housing Funds	61,969	78,240	274,607	256,235	117,247
Transportation Development Funds					
Services, Supplies, & Other Charges	797,241	839,561	839,561	839,561	1,023,884
Total Transportation Development Funds	797,241	839,561	839,561	839,561	1,023,884
American Rescue Plan Funds					
Services, Supplies, & Other Charges	-	-	4,243,659	4,243,659	-
Other Financing Uses	-	-	-	-	486,000
Total American Rescue Plan Funds	-	-	4,243,659	4,243,659	486,000

# Summary of Projected Expenditures and Other Financing Uses

BY FUND TYPE	Fiscal Year 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Proposed Budget
		Adopted Budget	Amended Budget	Year End Estimate	
State Homeless Response Program Funds					
Other Financing Uses	-	-	3,160,000	150,000	10,840,000
Total State Homeless Response Program Funds	-	-	3,160,000	150,000	10,840,000
Total Special Revenue Funds	9,171,216	14,026,319	54,236,462	49,691,758	52,564,411
Capital Improvement Funds					
General and Other Capital Improvement Funds					
Personnel Services	21,927	48,865	48,865	23,370	49,603
Services, Supplies, & Other Charges	-	-	5,482	5,482	59,819
Capital Outlay	10,170,217	17,060,786	84,988,315	75,483,006	50,581,757
Debt Service	241,686	278,494	278,494	278,494	275,394
Other Financing Uses	106,640	1,025,229	1,787,811	1,752,811	46,425
Total General and Other Capital Improvement Funds	10,540,470	18,413,374	87,108,967	77,543,163	51,012,998
Debt Service Funds					
Government Obligation and Lease Revenue Bond Funds					
Debt Service	882,507	898,995	898,995	896,495	900,095
Total Government Obligation and Lease Revenue Bond Funds	882,507	898,995	898,995	896,495	900,095
Enterprise Funds					
Water Enterprise Funds					
Personnel Services	13,774,596	16,479,243	16,714,151	15,427,372	17,691,882
Services, Supplies, & Other Charges	13,504,691	15,721,731	16,856,812	14,567,051	16,254,669
Capital Outlay	47,115,941	82,381,500	114,676,578	114,480,692	35,822,221
Debt Service	3,686,656	4,098,626	4,098,626	4,098,710	5,134,206
Other Financing Uses	1,039,226	166,364	4,923,398	1,103,398	269,721
Total Water Enterprise Funds	79,121,110	118,847,464	157,269,565	149,677,223	75,172,699
Wastewater Enterprise Funds					
Personnel Services	8,264,277	10,067,850	10,067,850	8,664,154	10,386,290
Services, Supplies, & Other Charges	8,638,342	10,674,808	11,281,086	10,486,068	11,733,803
Capital Outlay	7,985,296	7,958,300	21,678,266	21,624,861	10,088,000
Debt Service	426,620	475,253	517,249	517,249	597,271
Other Financing Uses	70,076	84,119	262,014	212,419	97,101
Total Wastewater Enterprise Funds	25,384,611	29,260,330	43,806,465	41,504,751	32,902,465



# Summary of Projected Expenditures and Other Financing Uses

## BY FUND TYPE

FUND TYPE	Fiscal Year 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Proposed Budget
		Adopted Budget	Amended Budget	Year End Estimate	
Refuse Enterprise Funds					
Personnel Services	9,815,915	11,135,204	11,135,204	9,696,882	11,731,372
Services, Supplies, & Other Charges	8,279,298	10,764,142	10,912,231	8,336,879	10,985,433
Capital Outlay	2,691,666	5,613,326	14,870,429	14,063,640	3,528,191
Debt Service	897,018	725,965	725,965	725,965	315,472
Other Financing Uses	465,289	435,556	802,549	802,549	614,595
Total Refuse Enterprise Funds	22,149,186	28,674,193	38,446,378	33,625,915	27,175,063
Parking Enterprise Funds					
Personnel Services	2,834,263	3,529,806	3,529,806	3,160,072	3,496,650
Services, Supplies, & Other Charges	1,922,118	2,446,766	2,551,825	2,072,695	2,344,669
Capital Outlay	416,507	-	2,146,435	2,146,435	826,100
Debt Service	346,763	378,617	378,617	378,617	373,067
Other Financing Uses	40,224	287,746	397,941	397,941	55,994
Total Parking Enterprise Funds	5,559,875	6,642,935	9,004,624	8,155,760	7,096,480
Storm Water Enterprise Funds					
Personnel Services	137,160	264,831	264,831	223,035	219,428
Services, Supplies, & Other Charges	441,043	542,619	616,280	140,780	584,981
Capital Outlay	228,996	955,000	3,844,474	3,844,474	2,253,000
Debt Service	396,121	396,233	396,233	374,359	397,557
Other Financing Uses	6,139	9,014	967,374	967,374	88,397
Total Storm Water Enterprise Funds	1,209,459	2,167,697	6,089,192	5,550,022	3,543,363
Total Enterprise Funds	133,424,241	185,592,619	254,616,224	238,513,671	145,890,070
Internal Service Funds					
Equipment Operations Internal Service Fund					
Personnel Services	866,652	1,200,042	1,200,042	958,539	1,254,599
Services, Supplies, & Other Charges	2,369,016	2,479,752	2,844,752	2,375,738	2,533,941
Capital Outlay	4,900	100,000	100,000	100,000	83,380
Other Financing Uses	11,462	1,628	63,272	63,272	12,491
Total Equipment Operations Internal Service Fund	3,252,030	3,781,422	4,208,066	3,497,549	3,884,411
Group Health Insurance Internal Service Fund					
Personnel Services	722,279	300,345	300,345	850,841	338,177
Services, Supplies, & Other Charges	18,392,254	18,935,759	18,938,395	18,952,629	19,860,392
Total Group Health Insurance Internal Service Fund	19,114,533	19,236,104	19,238,740	19,803,470	20,198,569

## Summary of Projected Expenditures and Other Financing Uses

BY FUND TYPE	Fiscal Year 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Proposed Budget
		Adopted Budget	Amended Budget	Year End Estimate	
Liability Insurance Internal Service Fund					
Personnel Services	365,009	557,384	557,384	309,519	555,261
Services, Supplies, & Other Charges	4,348,796	5,209,844	5,700,654	5,601,478	6,271,101
Other Financing Uses	145,474	-	-	-	-
Total Liability Insurance Internal Service Fund	4,859,279	5,767,228	6,258,038	5,910,997	6,826,362
Unemployment Internal Service Fund					
Services, Supplies, & Other Charges	279,951	252,400	252,400	250,000	282,400
Total Unemployment Internal Service Fund	279,951	252,400	252,400	250,000	282,400
Workers' Compensation Insurance					
Personnel Services	315,620	361,508	361,508	345,254	368,816
Services, Supplies, & Other Charges	2,932,822	2,936,095	2,984,991	2,992,145	4,697,300
Other Financing Uses	3,533,109	-	354,526	354,526	-
Total Workers' Compensation Insurance	6,781,551	3,297,603	3,701,025	3,691,925	5,066,116
Total Internal Service Funds	34,287,344	32,334,757	33,658,269	33,153,941	36,257,858
Grand Total:	293,900,311	369,567,674	563,670,486	522,072,048	421,311,677

# Summary of Transfers

		Fiscal Year*	Fiscal Year 2022			Fiscal Year
		2021	Adopted	Amended*	Year End	2023
		Actuals	Budget	Budget	Estimate	Proposed
Expenditures						
1 - General Funds						
Primary General Fund	101	3,110,726	6,641,531	8,492,098	8,417,098	13,676,662
To General Capital Improvement Fund		580,634	3,875,000	4,946,843	4,871,843	6,000,000
To Gas Tax Fund		-	-	-	0	-
To Refuse Fund		-	-	10,000	10,000	-
To Municipal Wharf fund		1,841,321	1,607,596	1,607,596	1,607,596	1,841,321
To Liability Fund		-	-	-	0	2,316,906
To CIP-Sidewalk Construction In-Lieu		-	-	-	0	10,000
To Carbon Reduction fund		12,345	12,345	24,690	24,690	12,345
To Economic Development Trust Fund		401,757	803,514	803,514	803,514	1,197,772
To Equipment Financiing Fund		-	-	-	0	-
To Information Technology Fund		274,671	343,076	1,099,455	1,099,455	2,298,318
	104	26,008	-	6,444	6,444	-
To General Capital Improvement Fund		26,008	-	6,444	6,444	-
City Public Trust Fund	130	76,056	980,000	1,074,106	1,074,106	115,000
To General Fund		-	-	-	0	15,000
To General Capital Improvement Fund		76,056	980,000	1,074,106	1,074,106	100,000
To Clean Rivers, Beaches, Ocean Fund		-	-	-	0	-
Energy Efficient Equipment Fund	133	58,223	97,042	409,090	409,090	3,487
To General Fund		57,054	89,000	379,548	379,548	3,487
To General Capital Improvement Fund		-	-	10,000	10,000	-
To Refuse Fund		-	8,042	8,042	8,042	-
To Water Fund		1,169	-	4,000	4,000	-
To Parking fund		-	-	7,500	7,500	-
Economic Development Trust Fund	136	-	-	3,263,176	3,263,176	1,300,000
To General Fund		-	-	-	0	-
To General Capital Improvement Fund		-	-	3,263,176	3,263,176	1,300,000
1 - General Funds		3,271,014	7,718,573	13,244,914	13,169,914	15,095,149
2 - Special Revenue Funds						
Gasoline Tax	221	628,274	1,225,161	3,116,753	3,116,753	1,004,161
To General Fund		-	-	-	0	-
To General Capital Improvement Fund		64,814	425,000	1,941,153	1,941,153	204,000
To CIP-Arterial Streets and Roads fund		562,326	800,000	1,175,278	1,175,278	800,000
To Carbon Reduction fund		1,134	161	322	322	161
	224	631,790	1,281,000	3,808,443	3,872,443	3,095,000
To General Fund		94,978	81,000	105,022	169,022	45,000
To General Capital Improvement Fund		-	200,000	2,050,000	2,050,000	1,700,000
To Gas Tax Fund		-	-	140,800	140,800	50,000
To CIP-Arterial Streets and Roads fund		479,432	1,000,000	1,470,000	1,470,000	1,300,000
To Parking fund		57,379	-	42,621	42,621	-
Traffic Impact Fee-Citywide Fund	226	429,045	-	2,931,869	2,931,869	100,000
To Gas Tax Fund		429,045	-	2,931,869	2,931,869	100,000

# Summary of Transfers

	Fiscal Year* 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Proposed
		Adopted Budget	Amended* Budget	Year End Estimate	
Clean River, Beaches & Ocean Tax <b>235</b>	<b>2,422</b>	<b>344</b>	<b>688</b>	<b>688</b>	<b>344</b>
To Carbon Reduction fund	2,422	344	688	688	344
Northwest Quadrant - Parks & Rec <b>241</b>	-	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>100,000</b>
To General Capital Improvement Fund	-	75,000	75,000	75,000	100,000
Southwest Quadrant - Parks & Rec <b>242</b>	-	-	<b>46,719</b>	<b>46,719</b>	-
To General Capital Improvement Fund	-	-	46,719	46,719	-
Northeast Quadrant - Parks & Rec <b>243</b>	-	-	<b>35,000</b>	<b>35,000</b>	<b>23,000</b>
To General Capital Improvement Fund	-	-	35,000	35,000	23,000
Southeast Quadrant - Parks & Rec <b>244</b>	-	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>58,716</b>
To General Capital Improvement Fund	-	60,000	60,000	60,000	58,716
Parks & Recreation Tax Combined <b>249</b>	<b>57,222</b>	<b>425,000</b>	<b>1,258,680</b>	<b>1,232,497</b>	<b>150,000</b>
To General Capital Improvement Fund	57,222	425,000	1,258,680	1,232,497	150,000
To Southwest Quadrant - P & R Fee Fund	-	-	-	0	-
HOME Investment Partnership <b>253</b>	-	-	-	<b>0</b>	<b>3,019,201</b>
To General Capital Improvement Fund	-	-	-	0	3,019,201
Community Development Block Gr <b>261</b>	-	<b>436,092</b>	<b>2,103,552</b>	<b>1,566,432</b>	<b>399,053</b>
To General Fund	-	40,000	982,888	982,888	35,000
To General Capital Improvement Fund	-	396,092	1,120,664	583,544	364,053
Affordable Housing Trust Fund <b>279</b>	-	<b>5,221,180</b>	<b>5,221,180</b>	<b>5,221,180</b>	<b>7,457,640</b>
To General Capital Improvement Fund	-	5,221,180	5,221,180	5,221,180	7,457,640
To SA (H) LMIH-Merged 2-1-12	-	-	-	0	-
SA (H) LMIH-Merged 2-1-12 <b>281</b>	-	-	-	<b>0</b>	-
To General Capital Improvement Fund	-	-	-	0	-
American Rescue Plan Act <b>292</b>	-	-	-	<b>0</b>	<b>486,000</b>
To General Fund	-	-	-	0	486,000
State Homelessness Response Pr <b>293</b>	-	-	<b>3,160,000</b>	<b>150,000</b>	<b>10,840,000</b>
To General Fund	-	-	150,000	150,000	7,246,198
To General Capital Improvement Fund	-	-	3,010,000	0	3,593,802
<b>2 - Special Revenue Funds</b>	<b>1,748,753</b>	<b>8,723,777</b>	<b>21,817,882</b>	<b>18,308,581</b>	<b>26,733,115</b>
<b>3 - Capital Improvement</b>					
CIP - Sidewalk Construction In-Lieu <b>315</b>	-	-	<b>20,000</b>	<b>20,000</b>	-
To Gas Tax Fund	-	-	20,000	20,000	-
CIP-Street Maintenance & Rehabili <b>317</b>	-	-	<b>535,000</b>	<b>500,000</b>	-
To General Capital Improvement Fund	-	-	535,000	500,000	-
<b>3 - Capital Improvement</b>	-	-	<b>555,000</b>	<b>520,000</b>	-
<b>7 - Enterprise Funds</b>					
Water <b>711</b>	<b>121,057</b>	<b>90,247</b>	<b>1,027,281</b>	<b>1,027,281</b>	<b>168,856</b>
To General Capital Improvement Fund	20,881	-	797,352	797,352	79,297
To Carbon Reduction fund	28,296	4,019	8,038	8,038	4,019
To CIP Public Art Fund	22,615	24,694	24,694	24,694	32,032

# Summary of Transfers

	Fiscal Year* 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Proposed
		Adopted Budget	Amended* Budget	Year End Estimate	
To Information Technology Fund	49,265	61,534	197,197	197,197	53,508
Water System Development Fees F 715	620	509	509	509	681
To CIP Public Art Fund	620	509	509	509	681
Wastewater 721	70,076	69,517	247,412	197,817	69,444
To General Fund	29,500	29,500	29,500	29,500	29,500
To General Capital Improvement Fund	-	-	101,875	52,280	-
To Carbon Reduction fund	8,618	1,224	2,448	2,448	1,224
To CIP Public Art Fund	4,797	4,867	4,867	4,867	9,219
To Information Technology Fund	27,161	33,926	108,722	108,722	29,501
Refuse 731	111,354	37,073	404,066	404,066	103,100
To General Fund	2,500	2,500	2,500	2,500	2,500
To General Capital Improvement Fund	-	-	311,014	311,014	70,296
To Carbon Reduction fund	89,886	12,767	25,534	25,534	12,767
To CIP Public Art Fund	3,276	2,206	2,206	2,206	493
To Information Technology Fund	15,692	19,600	62,812	62,812	17,044
Parking 741	40,224	282,862	393,057	393,057	53,156
To General Fund	20,000	-	-	0	20,000
To General Capital Improvement Fund	-	262,910	333,456	333,456	16,195
To Carbon Reduction fund	4,379	622	1,244	1,244	622
To CIP Public Art Fund	1,673	1,628	1,628	1,628	946
To Information Technology Fund	14,172	17,702	56,729	56,729	15,393
Storm Water 751	5,735	7,162	804,522	804,522	86,236
To General Capital Improvement Fund	-	-	731,568	731,568	80,000
To Stormwater Overlay Fund	-	-	50,000	50,000	-
To Information Technology Fund	5,735	7,162	22,954	22,954	6,236
Storm Water Overlay 752	404	463	161,463	161,463	540
To General Capital Improvement Fund	-	-	161,000	161,000	-
To CIP Public Art Fund	404	463	463	463	540
<b>7 - Enterprise Funds</b>	<b>349,470</b>	<b>487,833</b>	<b>3,038,309</b>	<b>2,988,715</b>	<b>482,013</b>
<b>8 - Internal Service Funds</b>					
Equipment Operations 811	11,462	1,628	63,272	63,272	12,491
To General Capital Improvement Fund	-	-	60,016	60,016	10,863
To Carbon Reduction fund	11,462	1,628	3,256	3,256	1,628
Workers' Compensation Insurance 841	3,499,934	-	354,526	354,526	-
To General Fund	1,891,842	-	-	0	-
To General Capital Improvement Fund	33,109	-	354,526	354,526	-
To Wastewater Fund	282,260	-	-	0	-
To Gas Tax Fund	5,923	-	-	0	-
To Refuse Fund	340,029	-	-	0	-
To Water Fund	682,545	-	-	0	-
To Street Tree Fund	44,594	-	-	0	-
To Equipment Fund	36,949	-	-	0	-
To Municipal Wharf fund	170,626	-	-	0	-
To Clean Rivers, Beaches, Ocean Fund	4,189	-	-	0	-

# Summary of Transfers

	Fiscal Year* 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Proposed
		Adopted Budget	Amended* Budget	Year End Estimate	
Other transfers out	7,868	-	-	0	-
Liability Insurance	842	145,474	-	0	-
To General Capital Improvement Fund	145,474	-	-	0	-
Unemployment Insurance	844	-	-	0	-
To Unemployment Fund (140)	-	-	-	0	-
<b>8 - Internal Service Funds</b>	<b>3,656,869</b>	<b>1,628</b>	<b>417,799</b>	<b>417,798</b>	<b>12,491</b>
<b>Expenditures Totals:</b>	<b>9,026,106</b>	<b>16,931,811</b>	<b>39,073,904</b>	<b>35,405,008</b>	<b>42,322,768</b>

## Revenues

### 1 - General Funds

Primary General Fund	101	2,096,174	242,000	1,662,954	257,000	7,882,685
From Workers' Compensation Fund		1,891,842	-	-	0	-
From City Public Trust Fund		-	-	-	0	15,000
From Wastewater Fund		29,500	29,500	29,500	29,500	29,500
From Refuse Fund		2,500	2,500	2,500	2,500	2,500
From Parking Fund		20,000	-	-	0	20,000
From CDBG Fund		-	40,000	982,888	75,000	35,000
From Gas Tax Fund		-	-	-	0	-
From Asset seizure/youth fund		300	-	-	0	-
From Clean River, Beaches & Ocean Fund		-	-	-	0	-
From Economic Development Trust Fund		-	-	-	0	-
From Carbon Reduction Fund		57,054	89,000	393,044	0	3,487
From 2016 Trnsp Measure D		94,978	81,000	105,022	0	45,000
From American Rescue Plan Act		-	-	-	0	486,000
From CA14 Homelessness Action Plan		-	-	150,000	150,000	7,246,198
	104	2,011,947	1,607,596	1,607,596	1,607,596	1,841,321
From General Fund		1,841,321	1,607,596	1,607,596	1,607,596	1,841,321
From Workers' Compensation Fund		170,626	-	-	0	-
Green Bldg Educational Resource I	108	7,868	-	-	0	-
From Workers' Compensation Fund		7,868	-	-	0	-
Energy Efficient Equipment Fund	133	158,542	33,110	66,220	53,875	33,110
From General Fund		12,345	12,345	24,690	12,345	12,345
From Equipment Fund		11,462	1,628	3,256	3,256	1,628
From Water Fund		28,296	4,019	8,038	8,038	4,019
From Wastewater Fund		8,618	1,224	2,448	2,448	1,224
From Refuse Fund		89,886	12,767	25,534	25,534	12,767
From Parking Fund		4,379	622	1,244	1,244	622
From Gas Tax Fund		1,134	161	322	322	161
From Clean River, Beaches & Ocean Fund		2,422	344	688	688	344
Economic Development Trust Fund	136	401,757	803,514	803,514	921,178	1,197,772
From General Fund		401,757	803,514	803,514	921,178	1,197,772
Unemployment Insurance	140	-	-	-	0	-
From Unemployment IS Fund		-	-	-	0	-

# Summary of Transfers

	Fiscal Year* 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Proposed
		Adopted Budget	Amended* Budget	Year End Estimate	
<b>1 - General Funds</b>	<b>4,676,287</b>	<b>2,686,220</b>	<b>4,140,284</b>	<b>2,839,649</b>	<b>10,954,888</b>
<b>2 - Special Revenue Funds</b>					
Gasoline Tax <b>221</b>	<b>434,968</b>	-	<b>3,092,669</b>	<b>3,092,669</b>	<b>150,000</b>
From General Fund	-	-	-	0	-
From Capital Improvement Projects Fund	-	-	-	0	-
From Workers' Compensation Fund	5,923	-	-	0	-
From Traffic Impact Fee - City wide fund	429,045	-	2,931,869	2,931,869	100,000
From Sidewalk In-lieu fund	-	-	20,000	20,000	-
From 2016 Trnsp Measure D	-	-	140,800	140,800	50,000
Clean River, Beaches & Ocean Tax <b>235</b>	<b>4,189</b>	-	-	<b>0</b>	-
From General Fund	-	-	-	0	-
From Workers' Compensation Fund	4,189	-	-	0	-
From City Public Trust Fund	-	-	-	0	-
Southwest Quadrant - Parks & Rec <b>242</b>	-	-	-	<b>0</b>	-
From Parks and Rec. Facilities Tax Fund	-	-	-	0	-
SA (H) LMIH-Merged 2-1-12 <b>281</b>	-	-	-	<b>0</b>	-
From Affordable Housing Trust Fund	-	-	-	0	-
<b>2 - Special Revenue Funds</b>	<b>439,157</b>	-	<b>3,092,669</b>	<b>3,092,669</b>	<b>150,000</b>
<b>3 - Capital Improvement</b>					
General Capital Improvement Proje <b>311</b>	<b>1,004,198</b>	<b>11,920,182</b>	<b>27,463,346</b>	<b>24,267,568</b>	<b>24,337,063</b>
From General Fund	580,634	3,875,000	5,872,557	5,797,557	6,000,000
From Equipment Fund	-	-	60,016	60,016	10,863
From Workers' Compensation Fund	33,109	-	-	0	-
From Liability Insurance Fund	145,474	-	354,526	354,526	-
From City Public Trust Fund	76,056	980,000	1,074,106	1,074,106	100,000
From Parks and Rec. Facilities Tax Fund	57,222	425,000	1,044,286	1,018,103	150,000
From Water Fund	20,881	-	702,527	702,527	79,297
From Wastewater Fund	-	-	49,595	0	-
From Refuse Fund	-	-	280,810	280,810	70,296
From Parking Fund	-	262,910	306,177	306,177	16,195
From Storm Water Fund	-	-	720,530	720,530	80,000
From Affordable Housing Trust Fund	-	5,221,180	5,221,180	5,221,180	7,457,640
From CDBG Fund	-	396,092	583,544	583,544	364,053
From Gas Tax Fund	64,814	425,000	1,941,153	1,941,153	204,000
From Sidewalk In-lieu fund	-	-	-	0	10,000
From HOME Investment Partnership	-	-	-	0	3,019,201
From Northwest Quadrant - P & R Fee Fun	-	75,000	75,000	75,000	100,000
From Southwest Quadrant - P & R Fee Fun	-	-	46,719	46,719	-
From Northeast Quadrant - P & R Fee Func	-	-	35,000	35,000	23,000
From Southeast Quadrant - P & R Fee Func	-	60,000	60,000	60,000	58,716
From Economic Development Trust Fund	-	-	3,263,176	3,263,176	1,300,000
From Municipal Wharf Fund	26,008	-	6,444	6,444	-
From Carbon Reduction Fund	-	-	10,000	10,000	-
From 2016 Trnsp Measure D	-	200,000	2,050,000	2,050,000	1,700,000

# Summary of Transfers

		Fiscal Year* 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Proposed
			Adopted Budget	Amended* Budget	Year End Estimate	
From CIP-Street Maint and Rehab Fund		-	-	535,000	500,000	-
From Storm Water Overlay Fund		-	-	161,000	161,000	-
From CA14 Homelessness Action Plan		-	-	3,010,000	0	3,593,802
<b>2% for Public Art - CIP</b>	<b>313</b>	<b>33,385</b>	<b>34,367</b>	<b>34,367</b>	<b>34,367</b>	<b>43,911</b>
From Water Fund		22,615	24,694	24,694	24,694	32,032
From Wastewater Fund		4,797	4,867	4,867	4,867	9,219
From Refuse Fund		3,276	2,206	2,206	2,206	493
From Parking Fund		1,673	1,628	1,628	1,628	946
From Storm Water Fund		-	-	-	0	-
From Storm Water Overlay Fund		404	463	463	463	540
From Water System Develop Fund		620	509	509	509	681
<b>CIP-Street Maintenance &amp; Rehabili</b>	<b>317</b>	<b>1,041,758</b>	<b>1,800,000</b>	<b>2,645,278</b>	<b>2,645,278</b>	<b>2,100,000</b>
From Gas Tax Fund		562,326	800,000	1,175,278	1,175,278	800,000
From 2016 Trnsp Measure D		479,432	1,000,000	1,470,000	1,470,000	1,300,000
	<b>341</b>	<b>386,696</b>	<b>483,000</b>	<b>2,292,173</b>	<b>2,292,173</b>	<b>2,420,000</b>
From General Fund		274,671	343,076	1,628,134	1,628,134	2,298,318
From Water Fund		49,265	61,534	292,021	292,021	53,508
From Wastewater Fund		27,161	33,926	161,002	161,002	29,501
From Refuse Fund		15,692	19,600	93,016	93,016	17,044
From Parking Fund		14,172	17,702	84,008	84,008	15,393
From Storm Water Fund		5,735	7,162	33,992	33,992	6,236
<b>3 - Capital Improvement</b>		<b>2,466,037</b>	<b>14,237,549</b>	<b>32,435,165</b>	<b>29,239,386</b>	<b>28,900,974</b>
<b>7 - Enterprise Funds</b>						
<b>Water</b>	<b>711</b>	<b>683,714</b>	-	<b>4,000</b>	<b>4,000</b>	-
From Workers' Compensation Fund		682,545	-	-	0	-
From Carbon Reduction Fund		1,169	-	4,000	4,000	-
<b>Wastewater</b>	<b>721</b>	<b>282,260</b>	-	-	<b>0</b>	-
From Workers' Compensation Fund		282,260	-	-	0	-
From Carbon Reduction Fund		-	-	-	0	-
<b>Refuse</b>	<b>731</b>	<b>340,029</b>	<b>8,042</b>	<b>26,084</b>	<b>0</b>	-
From General Fund		-	-	10,000	0	-
From Workers' Compensation Fund		340,029	-	-	0	-
From Carbon Reduction Fund		-	8,042	16,084	0	-
<b>Parking</b>	<b>741</b>	<b>101,973</b>	-	<b>50,121</b>	<b>0</b>	-
From Workers' Compensation Fund		44,594	-	-	0	-
From Carbon Reduction Fund		-	-	7,500	0	-
From 2016 Trnsp Measure D		57,379	-	42,621	0	-
<b>Storm Water Overlay</b>	<b>752</b>	-	-	<b>50,000</b>	<b>0</b>	-
From Storm Water Fund		-	-	50,000	0	-
<b>7 - Enterprise Funds</b>		<b>1,407,976</b>	<b>8,042</b>	<b>130,205</b>	<b>4,000</b>	-
<b>8 - Internal Service Funds</b>						
<b>Equipment Operations</b>	<b>811</b>	<b>36,949</b>	-	-	<b>0</b>	-



## Summary of Transfers

	Fiscal Year* 2021 Actuals	Fiscal Year 2022			Fiscal Year 2023 Proposed
		Adopted Budget	Amended* Budget	Year End Estimate	
From General Fund	-	-	-	0	-
From Workers' Compensation Fund	36,949	-	-	0	-
Information Technology	833	-	-	0	-
From General Fund	-	-	-	0	-
From Water Fund	-	-	-	0	-
From Wastewater Fund	-	-	-	0	-
From Refuse Fund	-	-	-	0	-
From Parking Fund	-	-	-	0	-
From Storm Water Fund	-	-	-	0	-
Liability Insurance	842	-	-	0	2,316,906
From General Fund	-	-	-	0	2,316,906
<b>8 - Internal Service Funds</b>	<b>36,949</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>2,316,906</b>
<b>Revenues Totals:</b>	<b>9,026,406</b>	<b>16,931,811</b>	<b>39,798,322</b>	<b>35,175,704</b>	<b>42,322,768</b>
	<b>300</b>	<b>-</b>	<b>724,418</b>	<b>(229,304)</b>	<b>-</b>



## CITY COUNCIL MEMORANDUM

DATE: June 14 2022

FROM: Lisa Murphy, Director of Human Resources

SUBJECT: Resolution Amending the City of Santa Cruz Personnel Complement and Classification and Compensation Plans for the Public Works, Planning and Community Development, Information Technology, Parks and Recreation, Water, Police, Library, Economic Development Departments and the City Manager Office (HR)

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Departments have determined, through careful analysis and with the assistance of the Human Resources Department that the recommendations listed on the attached Personnel Profile – Overview of Changes – FY 2023 Budget will improve their operational functioning. For FY 2023, there will be a net increase of 10 FTE to the General Fund and 4.0 FTE net increase within the Enterprise and other funds.

A description of these position changes are reflected in the attached document Personnel Profile – Overview of Changes – FY 2023 Budget. The fiscal impact of these FY 2023 Personnel/Position Changes are being approved as part of the FY 2023 Adopted Budget.

Human Resources is recommending to adopt resolution amending the Classification and Compensation Plans for the new FY 2023 Budget Personnel Complement by implementing the approved FY 2023 Budget/Position changes in several departments.

Attachments: Resolution Amending the Classification and Compensation Plans  
Personnel Profile – Overview of Changes

RESOLUTION NO. NS-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ  
AMENDING THE CLASSIFICATION AND COMPENSATION PLANS – PUBLIC WORKS, PLANNING  
AND COMMUNITY DEVELOPMENT, INFORMATION TECHNOLOGY, PARKS AND RECREATION,  
WATER, POLICE, LIBRARY, ECONOMIC DEVELOPMENT DEPARTMENTS AND THE CITY  
MANAGER OFFICE.

WHEREAS, staff has recommended certain modifications to the Classification and Compensation Plans.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz, as follows:

That, effective July 9, 2022 the City of Santa Cruz Classification and Compensation Plans be modified to:

	<u>Class No.</u>	<u>Activity</u>	<u>Classification Title</u>	<u>Salary (New Classifications)</u>
<u>PUBLIC WORKS</u>				
Add Position	165-xxx		Parking Office Representative .50 FTE	
Add Position	225-xxx		Waste Reduction Assistant 1.0 FTE	
Add Position	106-xxx		Administrative Assistant I/II .50 FTE	
Add Position	146-xxx		Landfill Gate Attendant 1.0 FTE	
Add Position	191-xxxx		Solid Waste Worker 1.0 FTE	
Delete Positions:	Two 190-020 190-021		Service Maintenance Worker 1.0 FTE x 2	

PLANNING  
AND  
COMMUNITY  
DEVELOPMENT

Add New Classification and Position	372-xxx	Code Compliance Supervisor 1.0 FTE	\$5,852/mo - \$9079/mo
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Change Job Title From:	288-	Code Compliance Service Technician
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To:	288-	Planning and Community Development Technician
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Add Position	288-xxx	Planning and Community Development Technician 1.0 FTE
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INFORMATION  
TECHNOLOGY

Add Position	837-xxx	IT Business Systems Analyst III 1.0 FTE
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Add Position	705, 760- xxx	Programmer Analyst I/II 1.0 FTE
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PARKS AND  
RECREATION

Add Position	102-xxx	Administrative Assistant I/II 1.0 FTE
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Add Position	287-xxx	Administrative Assistant III .50 FTE
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Add Position	287-xxx	Special Events Coordinator 1.0 FTE
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WATER

Add Position	702-xxx	Management Analyst 1.0 FTE
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Add Position	135-xxx	Engineering Technician 1.0 FTE
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CITY  
MANAGER

Delete Position	106-003	Administrative Assistant II 1.0 FTE
Add Position	107-xxx	Administrative Assistant III 1.0 FTE
Add Position	702-xxx	Management Analyst 1.0 FTE

POLICE

Delete Two Positions	(2) 501-028, 501-029	Community Service Officer – Grant Funded 1.0 FTE x 2
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LIBRARY

Delete Position	283-001	Library Assistant II
Add Position	363-xxx	Library Assistant III

ECONOMIC  
DEVELOPMENT

Add Position	735-xxx	Development Manager 1.0 FTE
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PASSED AND ADOPTED this 14h day of June 2022, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk Administrator

## Personnel Profile - Overview of Changes

Each year, City Council establishes an authorized position list by department through the budget adoption process. For FY 2023, there will be a net increase of 10 FTE to the General Fund and 4.0 FTE net increase within the Enterprise and other funds. The following is a summary of the position changes:

### Public Works –

The Department proposes making the following position changes:

Add Parking Office Representative .50 FTE position - The Parking Office Representative classification functions 5 days a week, currently covering 23 public facing shifts at the Locust Garage while maintaining the city's parking permit programs and parking citation processes each week with 3.5 staff members. Despite increases in parking programs and responsibilities, the Parking Office Representatives needed to maintain the City's parking programs efficiently have not kept up with operational demands. With the growth of current parking programs and the new addition of the OV permit program the Parking Fund is in a position to support these additional costs.

Add Waste Reduction Assistant 1.0 FTE position - In order to provide the additional services required under the new State law (SB 1383) an additional Waste Reduction Assistant will be needed to provide customer waste audits, service level and contamination compliance reports to the State CalRecycle agency. This position will also be responsible to assist on the required food recovery programs that target our local stores and restaurants assuring they distribute recoverable food to local food recovery organizations.

Add Administrative Assistant I/II .50 FTE position - The Wastewater System requires additional administrative support in response to the increased staffing, budgeting and volume of productivity demanded of the Division. This new position request is for an additional .50 FTE position of Administrative Assistant I / II to support the Wastewater System. The wastewater fund is an enterprise fund based on sewer rates. Sewer rates keep an adequate fund balance while maintaining the City sewer infrastructure. The fund has adequate reserves to support the addition of one half-time position.

Add Landfill Gate Attendant 1.0 FTE- The landfill is responsible for approximately \$2.6 million in revenue, taken in primarily through the landfill gate. The gatehouse function is a six day a week, 8.5 hours per day operation and has been done with only one Landfill Gate Attendant and filled in around by taking other landfill personnel from other duties to fill the gaps in time. This function should have two assigned attendants for operate in a safe and fiscally sound manner, considering that the gatehouse is open six days a week for 8.5 hours per day. For fiscal security and good accounting practices there should be two established positions to handle the responsibilities for the revenue taken in through our gate operation.

Add Solid Waste Worker 1.0 FTE position - In order to provide the additional services required under the new State law (SB 1383) an additional Solid Waste Worker will be needed for the Food Scrap Program collection. This position will perform commercial food scrap collection on the second front load route as we add new customers to the collection program under the requirements of SB 1383.

Delete Service Maintenance Worker 2.0 FTE positions – These two existing positions within Public Works that are not currently filled are being proposed to be deleted with the funding used toward creating positions in the new homelessness response field division.

**Planning and Community Development** – The Department proposes making the following position changes:

Add new classification of Code Compliance Supervisor and 1.0 FTE position – This new position will assist with enforcement of the sidewalk vending program and also will assist with the very high workload in Code Compliance with complex matters involving safety violations as well as health violations, such as side walk vending, cannabis complaints, unpermitted encampments, lead paint violations, and the enforcement of executive orders. Code Compliance has recently begun actively collaborating with the City’s Finance Department to address unpermitted short term rentals in the city. This requires a designated Code Compliance Specialist (CCS) to confirm violations, monitor databases and abate unpermitted short term rentals to bring them into compliance. While the addition of the short term rental process is expected to increase the CCS case load by 50+ cases, it will help to bring revenue to the City through payment of Transient Occupancy Tax.

Change job title from Code Compliance Technician to Planning and Community Development Technician and Add 1.0 FTE position – A job title change was made to make the classification more flexible within the Planning Department to work in other divisions. This is a request for a new position with the new job title would increase the Department’s efficiency, effectiveness, and in some cases ability to meet deadlines mandated by current policy. In response to COVID, the Department had to develop online and digital services using current systems in sub-prime conditions – in a short time frame, and with aged resources such as the Department’s Land Use and Permitting system (LUP). As a result, many pieces of the planning and building processing workflows are disjointed, patch-worked with multiple systems, and/or overly complex. Fortunately, a new LUP is expected which offers the department a chance to redefine its automation, online, and digital presence. Code Compliance, Rental Services, and the Building & Safety Division have positions that reflect more advanced technical skills through their current Code Compliance Technician and Management Analyst. However, the Department needs additional technical staff to address process inefficiencies, recommend solutions, maintain training and procedure development of new systems, including the LUP, Bluebeam Revu, and MyCity; and other technical needs as it relates to planning. The proposed Planning & Community Development Technician would bridge operational needs.



**Information Technology** – The Department proposes making the following position changes:

Add IT Business Systems Analyst III 1.0 FTE position - The City currently has two IT Business Systems Analyst (BSA) positions with one of the two positions assigned to the City's Water Department. The second IT BSA works with the IT Department's small application team to support over 100 applications for departments citywide. These city applications deliver and facilitate critical business process for every aspect of service delivery within the city including, payroll, human resources, public safety, wastewater services, land use management, permitting, parking, licensing, utility management, fleet services, street maintenance, document management, and more. The city does not operate without these IT business systems. Over the last 5-10 years, as City departments continue to look to technology for business improvement and increased efficiency, there has been a steady rise in the IT effort required to minimally sustain the existing mission critical applications. That dedicated effort has consumed the workload of the applications team and has affected the Department's ability to proactively improve and modernize many of these systems and processes. With many of these legacy IT systems needing to be transformed (including the City's 20 year old Enterprise Resource Planning application – Eden), there is risk to the City from both a business continuity and security perspective. It is vital that the City recognize this risk, and prioritize the need to modernize these mission critical IT business systems throughout the City. The addition of an IT BSA enhances the Department's ability to supplement support, improve business process, and strategically plan and execute the transformation of these systems and processes. Specifically the department needs a senior level IT BSA III that will provide the advanced journey level classification that can perform a full scope of BSA duties that includes ownership throughout the entire project management cycle from functional design,

Add Programmer Analyst I/II 1.0 FTE position - The Water Department's ongoing efforts to operationally sustain, improve and modernize their water production and delivery services continues to rely heavily on IT support services and systems. This reliance on IT has steadily increased over the years especially with regard to the IT Programmer Analyst position. In addition to the increased operational support, the Water Department has either already begun or is about to begin a number of multi-year projects that will require dedicated programmer analyst support moving forward to properly implement, integrate and maintain these complex IT systems. The City currently has two IT Programmer Analyst positions that serve thirteen departments city wide and close to 100 applications. The needs of the Water Department have outgrown the ability for IT to operationally serve the rest of the City as well as responsibly respond to the Water Department's requirements. Given the important nature of the systems and applications being supported throughout the City by this IT position (HR, payroll, water production, waste water, traffic signals, public safety, land management etc.), not allocating necessary human resources to oversee these applications puts the city in a position of tremendous risk. The Water Department's needs necessitate a dedicated 100% FTE IT Programmer Analyst I/II. This position would be an Information Technology position but 100% funded by the Water Department.

**Parks and Recreation** – The Department proposes making the following position changes:

Add Administrative Assistant I/II 1.0 FTE position – The department is requesting to add this position to increase operational flexibility. If approved, the department would complete an internal recruitment and once a candidate is hired, an equal FTE and position would be deleted in the FY23 mid-year budget adjustment. The position would allow the administrative workload to be more efficiently and equitably allocated across administrative staff that work in the central administrative office. This added AAI capacity would be used to perform key tasks, such as coordinating projects with other City departments, updating the department website, supporting committee activity and processing applications and permits, as well as registration support, payment processing, filing and other general administrative and customer service assistance.

Add Administrative Assistant III .50 FTE position – The addition of this position would help alleviate the workload currently accumulating with the department's administrative services supervisor, and therefore the Department requests to convert 0.50 of a full-time Administrative Assistant II (AAII) to an AAIII. If approved, the department would complete an internal recruitment for the 0.50 AAIII position. Once a candidate was selected and hired, an equal FTE and position would be deleted from the department budget as part of the FY23 mid-year adjustment. To allow the Administrative Services Supervisor to focus on critical projects, such as development and reporting of key performance indicators, promoting equity in our customer service and driving more user-friendly online services, a higher level administrative assistant is needed to pick up more advanced technical and specialized administrative support duties, including functioning as personal administrative assistant to the director and members of the management team, coordinating personnel and payroll for department staff, providing lead supervision to lower-level office support positions, and coordinating the administrative service delivery for those requesting permits from the department.

Add Special Event Coordinator 1.0 FTE position - The Special Events Coordinator position was eliminated in FY2021 at a time when society had largely shut down and the long-term budgetary impacts of COVID-19 were unknown. One year later, demand for events - both indoor and outdoor - has returned to, if not exceeded, pre-pandemic levels. Current Parks & Recreation staff capacity is unable to meet promoter and community service level expectations as they pertain to permit issuance, compliance, as well as monitoring of unpermitted activity. Established turnaround times for event permit response are difficult to maintain across staff positions that are seeing pre-pandemic workloads return to normal. Further, all current staff positions are working to expand revenue potential for their existing activity areas. This work is proving difficult to advance given their additional permit workload responsibilities. An inability to meet community and promoter event permit demand has in some cases led to events taking place anyway without the necessary permits, insurance and safety precautions, creating liability concerns. While event moratoriums have been utilized in the past to address staff capacity constraints, the current lack of enforcement capacity would possibly only increase liability exposure.

**Water Department** - The Department proposes making the following position changes:

Add Management Analyst 1.00 FTE position - The Water Department is managing a large 10 to 15 year capital program. Together with operations, projects and programs that are increasingly complex, additional expertise in this area is needed. A new management analyst will join the two existing management analysts with the tasks of researching, applying for and managing loans and grants; monitoring capital and operational spending; preparing and managing contracts; assisting with the preparation of annual budget documents; etc. In addition, and more specifically, expertise is needed in the areas of analyzing water use and consumption trends from data that will begin to be received in FY 2023 through the Department's meter replacement program; compiling the data to support an asset management system; and, providing ongoing analysis of water supply availability, making recommendations throughout the year with respect to source water use and potential curtailments.

Add Engineering Technician 1.00 FTE position - The engineering technician role at the Water Department supports a wide range of department operational needs including public counter support (plan reviews, general questions, information sharing, issuing permits, etc.), timely inspection of contractor-performed work, protection of public health (water main disinfection support, backflow & cross-connection prevention) and others (e.g. maintenance of equipment, GIS). The work is dynamic, fast-paced, and constantly changing due to ongoing regulatory changes at the state, construction business cycles and overall department needs. Prior to FY 2017, the Water Department supported three engineering technicians. This was subsequently changed to two technician positions with one additional assistant engineer to provide additional support (e.g. public counter duties). Since then, a significant increase in work has occurred and the current staffing is inadequate due to the following: 1) A significant increase in plan reviews has occurred since the adoption of state bills aimed to increase development (e.g. "ADU laws", imposed housing goals, and zoning changes) 2) Requirements to support the backflow and cross-connection control program have increased (e.g. cross-connection surveys and number of backflow devices in system) 4) Additional tasks in support of the CIP including development of exhibits/drawings/maps, management of equipment inventories, performing inspections etc.; and, 5) An increase in public interactions due to overall City population growth. Increasing the number of engineering technician positions would greatly improve the quality, timeliness, and level of service provided to the public and City staff. This would be achieved through more consistent public counter coverage, better response times for inspections and plan reviews and overall quality improvements (e.g. GIS updates and record-keeping).

**City Manager Office** - proposes making the following position changes:

Delete vacant Administrative Assistant II (AAII) 1.0 FTE position -

Add Administrative Assistant III (AAIII) 1.00 FTE position -

The City Manager Office (CMO) needs a more flexible resource to be able to combine Clerk's duties such as reception, customer support, imaging, and helping be support staff for various meetings such as Council, commissions, and committees. Additionally, the City Manager's Office

and Clerk's will share certain duties, including Mayoral support, Action List management, Councilmember support, and more simple agenda report development - e.g., resolutions that are recurring, direction to the Mayor to write legislators letters of support for bills, etc. These duties exceed that of the AAIL and can be picked up by an AAIL as well as continue to support other existing Clerk functions.

Add Management Analyst 1.00 FTE position - Extensive additional programmatic work has been added to the CMO over the past several years and includes: grants coordination and development; expanded climate action and sustainability work; Health in All Policies; diversity, equity and inclusion; expanded CORE work w/ the County (causing much more FTE hours than previous years); coordination and management of the Children's Fund (moving from PR to CMO); and emergent project and program needs such as UCSC water rights and sidewalk vending. Depending on the administrative recovery options for awarded grants, the position could have extensive cost recovery associated with it. However, that is dynamic any given year but noted here as possible offsets to the impact to the General Fund.

**Police Department** - The Department proposes making the following position changes:

Delete Grant Funded Community Services Officer 2.0 FTE positions - These positions were funded through grants and are no longer funded and therefore requested to be deleted.

**Library** - The Department proposes making the following position changes:

Delete vacant Library Assistant II 1.0 FTE position

Add Library Assistant III 1.0 FTE position -

During the pandemic the library reassigned a floor supervisor at the Downtown Branch to helping oversee the Collection Management staff. This change in assignment left the Downtown staff short one FTE. The Library plans to reclassify a vacant Collections Management LA II position, into a Library Assistant III position who would be assigned back to the Downtown Branch in order to make up for this staffing shortfall.

**Economic Development Department** – The Department proposes making the following position change:

Add Development Manager 1.0 FTE position - In the current fiscal year Economic Development has secured more than \$57,000,000 in multi- year grant funding for affordable housing and mixed use projects. There are additional housing projects in the pipeline. The current staffing model is inadequate to support this workload. This position will be working primarily on Affordable Housing Development Projects.

Dept	Activity Name	Activity #	FY 2023 Proposed Reduction Amount	Description	One-Time or Structural
<b>Public Works</b>			<b>98,547</b>		
1	Public Works Administration	4101	1,450	Minor reductions among various administrative (non-policy) accounts for office maintenance and supplies	Structural
2	Engineering	4102	9,500	Minor reductions among various administrative (non-policy) accounts for temp, overtime, training and office supplies	Structural
3	Transportation Engineering	4220	17,000	Reduction in temp, on-call planning services and misc supplies and services	Structural
4	Parking Services	4221	66,097	Reduction in temporary, overtime, instrument & software maintenance, misc operating supplies, and landscaping to reflect past year trends	Structural
5	Parking Citation and Permits Office	4229	4,500	Reduce overtime, temp and legal services to reflect past year trends	Structural
<b>Economic Development</b>			<b>65,000</b>		
6	Economic Development- Project Admin	5401	10,000	Reduction for preliminary project expenses	One-Time
7	Economic Development- Other	5590	20,000	Reduction in façade program	One-Time
8	Economic Development- Other	5590	35,000	Reduction in Get Virtual website and graffiti removal	Structural
<b>Parks &amp; Recreation</b>			<b>178,007</b>		
9	Parks and Recreation Administration	3101	21,362	Reduce various administrative (non-policy) accounts to reflect past year trends	Structural
10	Recreation Classes	3201	31,395	Reduce printing and mailing activity guide, reduce temp budget	Structural
11	Special Events/Brochure	3202	308	Reduce temporary budget	Structural
12	Sports	3205	2,168	Reduction in temp to run status quo programs	Structural
13	Youth Programs	3206	35,844	Reduction in temp to run status quo programs	Structural
14	Teen Programs	3207	19,855	Reduction in temp to run status quo programs	Structural
15	Aquatics - Pool Programs	3208	19,500	Close Harvey West pool Nov-Mar	Structural
16	Surf Museum	3210	1,164	Reduction in temp to run status quo programs	Structural
17	London Nelson Community Center	3212	3,956	Reduction in temp to run status quo programs	Structural

18	Civic Auditorium	3213	1,912	Reduction in temp to run status quo programs	Structural
19	Urban Forestry	3105	698	Reduction in temp to run status quo programs	Structural
20	Neighborhood Parks	3106	2,602	Reduction in temp to run status quo programs	Structural
21	Community and Regional Parks	3107	1,950	Reduction in temp to run status quo programs	Structural
22	Arana Gulch	3114	10,000	Leverage Public Trust Fund	Structural
23	Summer Youth Trail Program	3115	886	Reduction in temp to run status quo programs	Structural
24	Parks and Open Space	3120	5,357	Reduce temporary hours	Structural
25	Golf Course	3131	19,050	Reduce temporary hours	Structural
<b>Fire Department</b>			<b>682,313</b>		
26	Fire/EMS Operations	2202	30,000	Cancel upcoming vehicle purchase	One-Time
27	Fire Prevention	2203	482,313	Freeze Division Chief Reduce vegetation management projects (replace funding with grant funding)	One-Time Structural
28	Fire Prevention	2203	100,000	Cancel lifeguard contract with Capitola	One-Time
29	Marine Rescue Program	2204	50,000	Reduce funding for equipment	Structural
30	Marine Rescue Program	2204	20,000		
<b>Information Technology Department</b>			<b>180,000</b>		
31	Information Technology	1251	58,000	Reduction in PC's scheduled for replacement, and budget used for servers	One-Time
32	Information Technology	1251	122,000	Reduction in digital lines, Microsoft office licenses, reduce maint in conference rooms, eliminate mobile device assessment management tool, eliminate investigation research software	Structural
<b>Finance Department</b>			<b>72,500</b>		
33	Finance Administration	1241	72,500	Reduction in temp hours, legal support, alarm monitoring, janitorial, courier service and office supplies	Structural
<b>Human Resources Department</b>			<b>51,800</b>		
34	Human Resources	1230	51,800	Eliminated comp study and reduced office supplies	Structural
<b>Police Department</b>			<b>641,794</b>		

				Team building program final stage, and internal	
35	Police Administration	2101	45,000	affairs investigations consultant	Structural
	Police Administration	2101	82,777	Freeze Admin Assistant II	One-Time
36	Police Investigations	2102	91,177	Freeze Property & Evidence Specialist	One-Time
37	Police Patrol	2103	288,064	Freeze 1 Police Officer and 1 Police Sergeant	One-Time
				Eliminate grant funded Community Service Officers	
38	Police Patrol	2103	134,776	(grant complete)	Structural
<b>Planning and Community Development Department</b>			<b>311,358</b>		
39	Various		102,069	Reallocate General Fund personnel to Green Building Fund	Structural
	Planning Administration	1301	44,289	Reduce temporary support, professional services, office furniture and various administrative accounts	One-Time
	Advanced Planning	1303	165,000	Professional services being offset by grant	One-Time
<b>City Manager's Office</b>			<b>173,451</b>		
40	CM Other		72,642	Reduce Animal Control contract to reflect actual known cost, and reduces HOPES contribution to County by 10%	Structural
41	City Council	1110	6,900	Reduction in strategic plan funding	Structural
42	City Clerk	1214	20,809	Reduce various administrative (non-policy) accounts to reflect past year trends	Structural
43	City Attorney	1220	37,200	Reduction to legal administrative support	Structural
44	City Manager	1210	35,900	Reduce various administrative (non-policy) accounts to reflect past year trends	Structural
<b>Grand Total of Proposed Reductions</b>			<b>2,454,770</b>		



# City of Santa Cruz - American Rescue Plan Act Summary

On March 11, 2021, President Joseph R. Biden signed the American Rescue Plan Act (ARPA), which established the Coronavirus State Fiscal Recovery Fund and provided state and local governments with \$350 billion in additional funding. The City of Santa Cruz previously received its first of two equal tranches in the amount of \$7.1 million, for a total allotment of \$14.2 million. The second payment of \$7.1 million was received by the City in June 2022.

ARPA funds are one-time-only funding and eligible uses include:

- Response to Public health emergency due to COVID-19 or its negative economic impacts, including assistance to small businesses, households, housing support and hard hit industries such as tourism, travel and hospitality,
- Support workers performing essential work during the COVID-19 public health emergency by providing premium pay for eligible workers,
- Revenue replacement for the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency, relative to revenues collected in the most recent fiscal year prior to the emergency,
- Investments in water, sewer, and broadband infrastructure.

Funding must be obligated by end of calendar year 2024 and spent by the end of calendar year 2026, and cannot be deposited into any pension fund. The City of Santa Cruz committed use of ARPA funds for use in ending the FY 2021 employee furlough early, homelessness response, and revenue loss replacement.

## Employee Furloughs

The City of Santa Cruz experienced significant economic and financial shock resulting from the impacts of COVID-19. Revenue loss was estimated at \$21.7 million over a three year period, from the onset of the pandemic through July 2022. As well as projected deficits ranging from \$1.0 to \$7.8 million annually over the next 10 years. As a cost saving measure and to mitigate the projected losses, the City negotiated concession agreements with various bargaining units equivalent to a 10% furlough. The estimated savings from the agreed upon budget solution was estimated to save the City \$5.4 million to the General Fund in FY 2021. In May of 2021, with the passing of ARPA and anticipated revenue of \$14.2 million, the City was able to end the furlough six weeks earlier than originally agreed upon. The fiscal impact of ending the furlough early was \$450,000 to the General Fund, which Council approved and committed use of ARPA funds.

## Homelessness Response

On December 14, 2021 Council approved the use of \$4,243,659 in ARPA funding for the implementation of Homelessness Response Programs. The programs included safe sleeping, safe parking, storage and infrastructure costs.

On March 8, 2022 Council approved the City's three-year Homelessness Response Action Plan, which included the use of ARPA funds for program services, administration, and capital outlay. This amounted to \$486,000 and is reflected in the FY 2023 Proposed Budget.



## City of Santa Cruz - American Rescue Plan Act Summary

### Revenue Loss

Finally, the remaining \$9 million in ARPA funds were committed to replace revenue loss as outlined in the eligible uses above. The use of ARPA funds supported the General Fund to pay for essential services such as public safety, parks, recreation activities and events, and street maintenance. By committing ARPA funds, the City was also able to avoid making more severe reductions in FY 2022. Below is a summary of ARPA fund commitments.

Use	FY 2021	FY 2022	FY 2023	Total
<b>Furlough</b>	450,000			
<b>Homelessness Response</b>				
Care and Stewardship		150,000		
Sheltering - Armory		1,272,622		
Sheltering – Other		386,577		
Safe Parking		614,460		
Storage		20,000		
Program Administration			336,000	
Transportation Vans			150,000	
Hygiene Bay		1,800,000		
<b>Revenue Loss</b>		8,991,229		
<b>Total ARPA</b>	<b>\$450,000</b>	<b>\$13,234,888</b>	<b>\$486,000</b>	<b>\$14,170,888</b>

## City of Santa Cruz – State of California Homelessness \$14 million Summary

During the 2021 State Legislative session, Santa Cruz’s representatives, Senator John Laird and Assembly member Mark Stone obtained a one-time \$14 million allocation from the State General Fund (CA \$14M) for use by the City of Santa Cruz in addressing its issues with homelessness. A part of the justification for the funding is that Santa Cruz has a higher number of persons experiencing homelessness per city resident than much larger communities such as Los Angeles, San Francisco or San Diego. This situation, along with Santa Cruz’s lack of adequate resources to site and build facilities such as a Navigation Center, a community resource that has proven to be an important element in working with those experiencing homelessness elsewhere in the state, provided further justification for this special, one time appropriation.

On March 8, 2022, the Council approved appropriation of the CA \$14M to implement the three-year Homelessness Response Action Plan. A Santa Cruz City/County joint recommendation of the use of funds is focused on making infrastructure investments and structural increases to organizational capacity to create and/or link unhoused individuals and families to stable housing, including: (1) expansion of the Coral Street Campus and increasing low-barrier, housing-outcome-focused sheltering capacity; (2) structural investments to expand operational capacity to shift to a consistent and proactive approach to addressing unsheltered homelessness in our community; and (3) a funding pool to support predevelopment for low-barrier interim housing and permanent supportive housing projects.

Finally, on May 10, 2022 the City Council received a quarterly update on Homelessness Response efforts and approved additional staffing to support the City’s Homelessness Response Action Plan, paid partially by the CA \$14M. The positions to be funded include a Community Relations Specialist (0.5 FTE), Public Works Building Maintenance Worker II (0.5 FTE), Public Works Homelessness Response Field Worker (2.0 FTE), and Public Works Field Supervisor and Senior Homelessness Response Field Worker for Homelessness response Field Division (2.0 FTE). Of the total \$564,791 in new positions approved, \$352,058 will be appropriated from the CA \$14M. A summary of the CA \$14M is summarized in the table below. Funding for the CA \$14M has been fully appropriated at this time.

Use	FY 2022	FY 2023	Total
<b>Operations</b>			
Care and Stewardship		1,476,424	
Sheltering - Armory		2,454,000	
Sheltering – Other		1,513,716	
Safe Parking		1,049,000	
Storage		40,000	
Program Administration		278,500	
Legislative Action	150,000		
<b>Operations Total</b>	<b>150,000</b>	<b>6,811,640</b>	
<b>Capital</b>			
Master Plan Development			
Predevelopment for Permanent Housing		500,000	
Land Purchase	3,010,000		
Design Navigation Center		710,000	
Hygiene Bay		742,360	
Shelter Infrastructure		1,076,000	
<b>Capital Total</b>	<b>3,010,000</b>	<b>4,028,360</b>	
<b>Program Grand Total</b>	<b>\$3,160,000</b>	<b>\$10,840,000</b>	<b>\$14,000,000</b>

## Attachment 3

**FY23-27 Capital Investment Program Budget (Active Projects)**

<b>Project Title</b>	<b>FY23 Request</b>	<b>FY24 Estimate</b>	<b>FY25 Estimate</b>	<b>FY26 Estimate</b>	<b>FY27 Estimate</b>
1.3.1 Tait Diversion Rehab/Replacement	112,125	-	306,466	634,382	583,239
1.4 Felton Diversion Pump Station Assessment	-	-	123,159	509,763	446,244
1.5 NCD I/O Replacement Project	4,891,490	531,368	544,090	564,222	371,202
2.1.1 N. Coast Repair Ph 4 Des and Const	150,000	-	-	1,879,294	3,647,046
2.2.1 Newell Crk. Pipeline Felton/Graham Hill	6,282,090	14,366,405	8,123,366	-	-
2.2.3 Brackney Landslide Area Pipeline Risk Re	2,019,210	7,750,168	-	-	-
3.1 Water Supply Augmentation	2,119,721	2,932,871	6,342,964	8,934,115	10,225,337
3.2 Recycled Water Feasibility Study	-	-	-	-	-
3.2 Recycled Water- SDC	-	-	-	-	-
3.3 ASR Planning	718,540	62,000	-	-	-
3.3 ASR Planning- SDC	-	-	-	-	-
3.3.1 ASR - Mid County Existing Infrastructure	1,261,950	3,543,978	2,760,432	-	-
3.3.2 ASR - Mid County New Wells	45,541	2,571,670	3,846,369	3,927,533	2,443,635
3.3.3 ASR - Santa Margarita Groundwtr Basin	36,306	167,274	57,821	29,980	-
4.3 GHWTP CC Tanks Replacement	8,250,865	10,661,566	4,128,439	-	-
4.4.1 Distribution System Water Quality Improv	-	-	-	-	-
4.4 GHWTP Facilities Improvement Project	2,218,339	5,638,712	23,776,977	36,311,883	37,820,422
4.5 River Bank Filtration Study	44,221	539,201	2,115,461	1,901,130	817,429
4.7 Beltz 12 Ammonia Removal	107,519	-	-	-	-
5.2 Meter Replacement	3,142,958	-	-	-	-
6.1 University Tank 4 Rehab/Replacemen	253,523	4,720,472	161,034	-	-
Aerators at Loch Lomond	38,323	-	-	-	-
Beltz WTP Filter Rehabilitation	480,645	-	-	-	-
CMMS Software Replacement for Water Dept	-	-	-	-	-
Facility & Infrastructure Improvements	-	446,064	462,568	479,684	497,432
GHWTP Chlorination Station Improvements	250,000	-	-	-	-
GHWTP SCADA I/O Comm Replacement	230,000	-	-	-	-
GHWTP SCADA Radio System Replacement	-	-	-	-	-
Main Replacements - Eng Section - Transm	-	-	-	-	-
Main Replacements - Engineering Section	1,048,976	2,333,345	-	-	-
Main Replacements - Transmission -SDC	-	-	-	-	-
Main Replacements -Customer Initiated	-	55,758	57,821	59,961	62,179
Main Replacements- Distribution Section	437,315	1,449,708	1,503,346	1,558,973	1,616,654
Main Replacements -Outside Agency	-	55,758	57,821	59,961	62,179
N Coast System Repair/Replace-Planning	-	-	-	-	-
Security Camera & Building Access Upgrad	-	-	-	-	-
Union/Locust Back-up Generator	-	-	-	-	-
Water Program Administration	1,359,564	2,527,076	2,495,788	2,588,132	2,487,160
Water Program Management Reserve	-	5,099,815	5,228,658	5,469,230	5,635,455
<b>FY Total</b>	<b>35,499,222</b>	<b>65,453,210</b>	<b>62,092,578</b>	<b>64,908,242</b>	<b>66,715,612</b>
<b>Total FY23-27:</b>					<b>294,668,865</b>



## Water Department

The mission of the Water Department is to ensure public health and safety by providing a clean, safe and reliable supply of water. We strive to serve the community in a courteous, efficient, cost-effective and environmentally sustainable manner.

We are passionate about our work and try to instill our values of integrity, innovation, objectivity, professionalism, teamwork and transparency in everything we do. We collect water, treat and test it, move it, store it, distribute it, track how much is used and bill our customers for their use. We are at the end of the phone when customers call, and the smiling faces customers see when they visit the Department. We educate our customers about the quality of their water and how to use less. Our work includes maintenance and operation of the Loch Lomond Recreation area, as well as the protection of Majors, Liddell, Newell Creek, Zayante and Laguna watersheds. We are stewards of an important community asset - the water system and all it entails, as well as a range of natural resources and ecosystems that many species depend on. We take pride in meeting the diverse needs of the broad region we serve and value our partnerships with neighboring agencies to develop long range solutions to the regions drinking water needs.

## Core Services

Everyday Department staff work hard to produce and deliver millions of gallons of water to nearly 98,000 customers and perform all the related utility, land and natural resource management activities that often happen behind the scenes, but play a part in providing reliable, high quality water service to our community. In addition to the Department's daily duties, the Department is undergoing a major reinvestment in water infrastructure from upgrades to the water treatment plant, improvements to the Loch Lomond dam and the replacement of all system meters, to mention a few. In order to perform this work, the Water Department is organized into four areas: Operations, Engineering, Customer Service and Administration.

Operations - The Operations group is responsible for managing the watersheds; collecting, treating and testing untreated and treated water; and storing and distributing treated water to our customers and consists of the following sections: Water Resources, Water Production, Water Quality Control (laboratory), Distribution and the Water Recreation Facility (Loch Lomond).

- The Water Resources Management section is responsible for the drinking water source protection, environmental regulatory compliance, and general natural resource management. The section coordinates environmental projects related to water rights, water supply, habitat conservation, and environmental resource protection.
- The Water Production section is responsible for production, operation, and maintenance of water storage, diversion, collection, pumping, and treatment facilities from all sources throughout the system. This 24/7 work is made more challenging with the Concrete Tank Replacement project underway and planned upgrades to the Graham Hill Water Treatment Plant in the near future.
- The Water Quality Control (laboratory) section performs all water quality testing, and oversees matters pertaining to water quality control to maintain compliance with State and federal standards and for planning for future treatment needs.
- The Water Distribution section is responsible for the maintenance and operation of all transmission mains, distribution mains, service lines, and hydrants in the service area. Distribution staff also replace significant segments of distribution mains as part of the Capital Investment Program (CIP).
- The Water Recreation Facility section operates and maintains Loch Lomond Recreation Area. This section is also responsible for patrolling watershed property and protecting source water quality. We are pleased our ranger staff are, once again, providing in-person, watershed education program for local elementary school children at Loch Lomond.

Engineering - The Water Engineering section is composed of two main functions: Engineering and Utility and Environmental Planning.

- The Water Engineering section provides engineering, planning, project design and construction management necessary for water facilities, as well as evaluation and installation of water saving technologies. The section keeps current with new technologies and water quality issues, remaining sensitive to mitigation of environmental impacts; reviews all requests for water services; maintains record of facilities, installations and maps; and oversees the Backflow Prevention Program. In 2017, the department embarked on an ambitious system-wide reinvestment with the Engineering section at the helm. This program includes the replacement of storage tanks, transmission lines, and the exploration of increasing storage in underground aquifers in partnership with neighboring agencies.
- The Utility and Environmental Planning group helps the Department to plan adequately for a 21st century drinking water system. Foundational documents such as the Urban Water Management Plan, serves as a guide to future projects by ensuring there are adequate water supplies. In addition, there are numerous federal, State and local environmental laws the Department must comply with to complete the planned infrastructure investments in the water system.

Customer Service - The Customer Service group consists of three sections: Customer Service, the Meter Shop and Water Conservation. These three sections interface with the public frequently and we strive to provide consistently excellent customer service.

- The Customer Service section (Santa Cruz Municipal Utilities – SCMU) provides customer service for water, sewer, refuse and recycling services to the residents and businesses of the City of Santa Cruz, and only water services to the unincorporated surrounding areas. This section manages utility accounts and billing, processes opening and closing of accounts; and provides service in response to customer requests.
- The Meter Shop section is responsible for reading, inspecting, installing, maintaining, and replacing water meters in the service area that covers the City of Santa Cruz and the unincorporated surrounding areas. As part of a large capital project, all water meters in the service area are being replaced. The new meters will give water customers more timely and accurate usage information as well as improve the billing process.
- The Water Conservation section is responsible for promoting efficient water use and for implementing management practices that reduce customer demand for water, including public information and education activities, water budgets for large landscape customers, plumbing fixture replacement and appliance rebate programs, technical assistance, administration of landscape, and water waste regulations. The Conservation section has been instrumental to teaching customers about the new metering system and how to use it to their advantage.

Administration - The Water Administration section coordinates and manages department business by focusing on the following operational areas: human resources, finances, public relations, safety, and regulatory compliance. Administration is responsible for maintaining a rate structure that reflects cost of service, solicits federal, state and other funds to finance the Department's Capital Investment Program, and ensures adequate reserves. This section also facilitates the communication and interaction with the Water Commission, City Council City Manager's Office and regulatory agencies.

## Accomplishments and Goals

<b>FY 2022 Accomplishment</b>	<b>Infrastructure</b>	<b>DT &amp; Other Business Sectors</b>	<b>Fiscal Sustainability</b>	<b>Core Services</b>	<b>Equity, Health &amp; Well-Being, Sustainability</b>	<b>New &amp; Improved Funding Sources</b>	<b>Green Economy</b>
Produced and delivered 2.49 billion gallons of clean, safe, reliable drinking water.				x			
Completed the Proposition 218 process which resulted in City Council approval of 5 year rates (2023-2027) along with the Long Range Financial Plan	x		x				
Secured funding for critical water supply capital projects, including an application invitation from the Environmental Protection Agency to obtain a \$164 million low interest loan.	x		x			x	
Completed the Department Emergency Response Plan, as required by the 2018 America's Water Infrastructure Act				x			
Completed Laguna Creek Diversion retrofit project	x			x			
Incorporated the source water monitoring program which resulted in 34% more samples processed	x			x			
Completed the Ocean Street Extension Water Main Replacement	x			x			
Began installation phase of the system-wide Meter Replacement Project	x		x	x			
Updated the Operations Plan for the Graham Hill Water Treatment Plan				x			
Completed the 2020 Urban Water Management Plan and Water Shortage Contingency Plan			x				



<b>FY 2023 Goals</b>	<b>Infrastructure</b>	<b>DT &amp; Other Business Sectors</b>	<b>Fiscal Sustainability</b>	<b>Core Services</b>	<b>Equity, Health &amp; Well-Being, Sustainability</b>	<b>New &amp; Improved Funding Sources</b>	<b>Green Economy</b>
Submit the \$164 million low interest loan application for the federal Environmental Protection Agency (WIFIA) and the initial package for Drinking Water State Revolving Fund for Facility Improvement Project at the Graham Hill Water Treatment Plant.	x		x				
Solicit grants from federal and state programs as they become available			x				
Complete the Anadromous Salmonid Habitat Conservation Plan	x				x		
Finalize the water rights petition process	x			x	x		
Continue work on wildfire resiliency planning	x		x				
Complete construction on the Newell Creek Dam Inlet/Outlet Project	x						
Complete the installation phase of the Meter Replacement Project	x		x				
Complete design and begin construction on two pipelines (Brackney Landslide Risk Reduction project and the Newell Creek Pipeline Felton to Graham Hill Road project)	x						
Complete the Aquifer Storage and Recovery (ASR) demonstration studies at Beltz Wells 8 and 12 leading to the development of full scale & permanent injection and retrieval sites	x						



## Workload Indicators and Performance Measures

<b>Workload Indicators</b>	<b>Focus Area</b>	<b>FY 2019 Actual</b>	<b>FY 2020 Actual</b>	<b>FY 2021 Actual</b>	<b>FY 2022 Estimate</b>	<b>FY 2023 Goal</b>
Drinking water consumed (billions of gallons)	Core Service	2.36	2.26	2.13	2.04	2.5
Number of phone calls, emails and lobby visits handled by SCMU Customer Service Unit	Core Service	59,621	63,653	64,000	64,000	64,000
Amount of dollars of new construction investments (in millions)	Infrastructure	\$48.5	\$29.7	\$46.0	\$113.2	\$35.5

<b>Performance Measures</b>	<b>Focus Area</b>	<b>FY 2019 Actual</b>	<b>FY 2020 Actual</b>	<b>FY 2021 Actual</b>	<b>FY 2022 Estimate</b>	<b>FY 2023 Goal</b>
Compliance with drinking water standards	Core Service	100%	100%	100%	100%	100%
Number of workers comp claims requiring employee absence greater than 30 days	Core Service	1	0	0	0	0
Maintain excellent bond ratings to ensure favorable borrowing rates thereby reducing cost to customers	Infrastructure	AA-/A+	AA-/A+	AA-/A+	AA-/A-	AA-/A-
Percentage of customer bills paid within 60 days (1)	Fiscal Sustainability	98%	97%	91%	94%	98%

(1) The Governor's Executive Order prohibited water shut-off from 4/2/20 to 12/31/21. Accordingly, FY20 and FY21 are higher than normal delinquency rates.

## Budget Summary - Water

			Fiscal Year 2022				
			Fiscal Year*			Fiscal Year	
			2021	Adopted	Amended*	Year-End	2023
			Actuals	Budget	Budget	Estimate	Proposed
EXPENDITURES BY CHARACTER:							
Personnel Services		13,774,554	16,479,243	16,714,151	15,427,372	17,691,829	
Services, Supplies, and Other Charges		13,504,675	15,646,123	16,402,854	14,113,092	16,156,529	
Capital Outlay		383,593	601,500	762,898	537,012	323,000	
Debt Service		3,683,200	4,098,626	4,098,626	4,098,710	5,131,705	
Total Expenditures		31,346,021	36,825,492	37,978,530	34,176,186	39,303,063	
EXPENDITURES BY ACTIVITY:							
Water Administration	7101	5,838,628	6,832,579	7,030,921	6,171,092	6,952,879	
Water Engineering	7102	1,969,117	2,733,585	2,759,319	2,331,996	2,929,364	
Water Customer Services	7103	1,985,247	2,156,811	2,159,047	2,073,964	2,221,949	
Water Conservation	7104	726,902	923,414	1,095,295	801,656	1,238,470	
Water Resources	7105	2,039,642	1,898,211	2,111,936	1,673,906	2,104,695	
Water Production	7106	6,641,345	8,114,704	8,231,200	7,773,018	8,315,225	
Water Quality	7107	1,601,453	1,766,806	1,785,987	1,754,292	2,052,894	
Water Distribution	7108	4,428,150	5,164,890	5,330,832	4,868,405	5,292,431	
Water Recreation	7109	1,117,544	1,398,771	1,401,827	1,227,785	1,399,896	
Water Operations	7110	500,959	832,416	719,055	450,772	635,719	
Water Meter Shop	7113	861,595	904,679	979,178	808,920	1,027,836	
Water Debt Service	7140	3,604,550	4,098,626	4,098,626	4,098,710	5,131,705	
Drought Response 2014	7199	30,890	-	275,307	141,670	-	
Subtotal Other Funds		31,346,021	36,825,492	37,978,530	34,176,186	39,303,063	
Total Expenditures		31,346,021	36,825,492	37,978,530	34,176,186	39,303,063	
RESOURCES BY FUND							
Water	711	37,572,138	40,699,706	40,707,839	36,129,170	38,526,543	
Water Rate Stabilization Fund	713	2,980,114	3,248,689	3,248,689	2,860,909	3,058,312	
Water System Development Fees Fund	715	1,325,845	410,000	410,000	472,000	472,000	
Water - Emergency Reserve Fund	717	131,970	-	-	-	-	
Total Resources		42,010,066	44,358,395	44,366,528	39,462,079	42,056,855	
		FY 2020			FY 2021	FY 2022	
TOTAL AUTHORIZED PERSONNEL:		117.25			118.25	120.25	

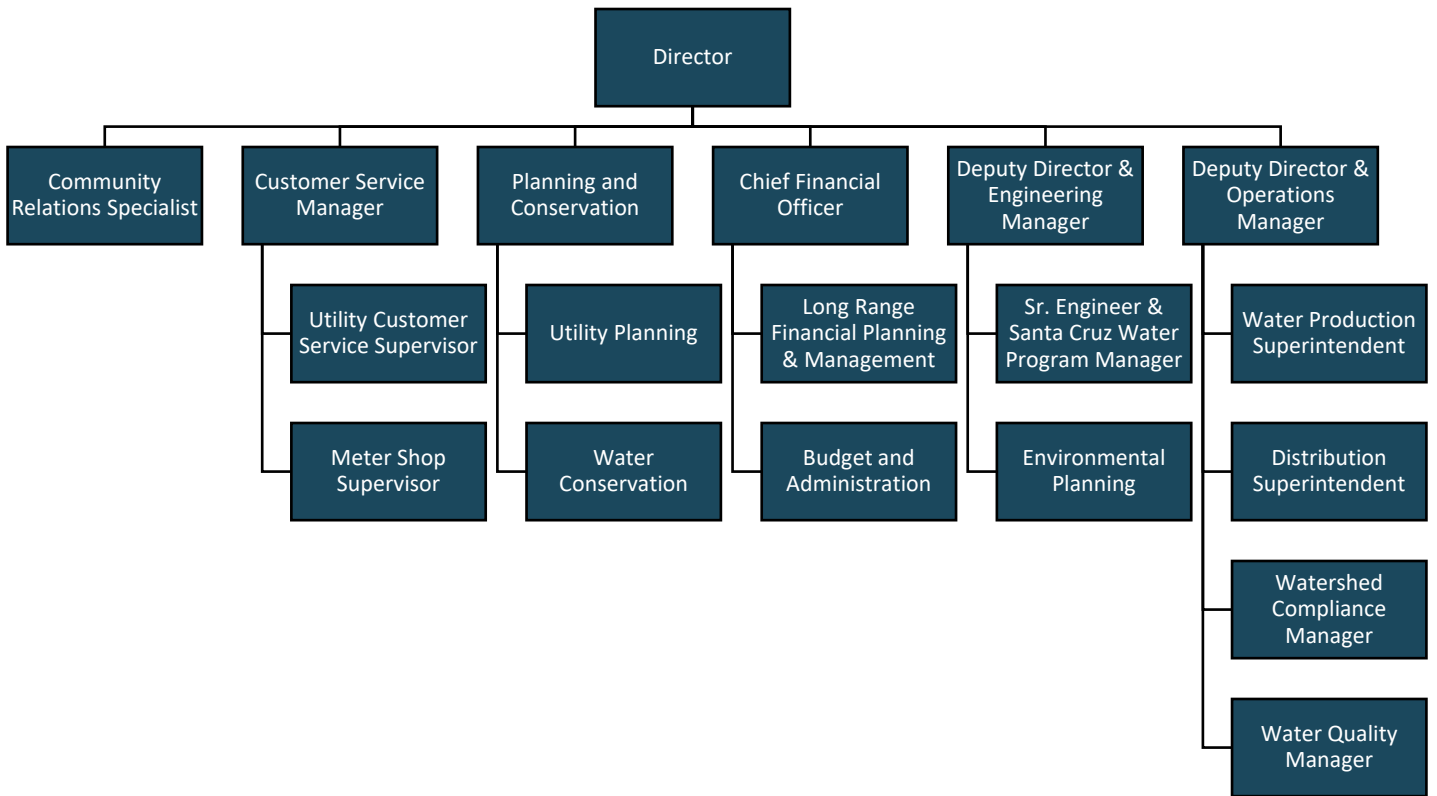
## Staffing

Positions	2019-20 Revised*	2020-21 Revised*	2021-22 Revised*	2022-23 Proposed	FY 2023 Change
Administrative Assistant I/II	2.00	2.00	2.00	2.00	-
Administrative Assistant III	2.00	2.00	2.00	2.00	-
Assistant Engineer I/II	4.00	4.00	4.00	4.00	-
Associate Planner I/II	3.00	3.00	3.00	3.00	-
Associate Professional Engineer	4.75	4.75	4.75	4.75	-
Chief Ranger	1.00	1.00	1.00	1.00	-
Community Relations Specialist	1.00	1.00	1.00	1.00	-
Customer Service Manager	1.00	1.00	1.00	1.00	-
Deputy Water Director/Engineering Manager	1.00	1.00	1.00	1.00	-
Deputy Water Director/Operations Manager	1.00	1.00	1.00	1.00	-
Director of Water Department	1.00	1.00	1.00	1.00	-
Engineering Associate	1.00	1.00	1.00	1.00	-
Engineering Technician	2.00	2.00	2.00	3.00	1.00
Environmental Microbiologist I/II/III	2.00	2.00	2.00	2.00	-
Environmental Programs Analyst I/II	1.00	1.00	1.00	1.00	-
Laboratory Technician	2.00	2.00	2.00	2.00	-
Management Analyst	2.00	3.00	3.00	4.00	1.00
Principal Management Analyst	1.00	1.00	2.00	2.00	-
Principal Planner	1.00	1.00	1.00	1.00	-
Ranger I/II	3.00	3.00	3.00	3.00	-
Ranger Assistant	3.50	3.50	3.50	3.50	-
Senior Electrician	1.00	1.00	1.00	1.00	-
Senior Professional Engineer	1.00	1.00	1.00	1.00	-
Senior Ranger	2.00	2.00	2.00	2.00	-
Senior Water Distribution Operator	6.00	6.00	6.00	6.00	-
Superintendent of Water Treatment and Production	1.00	1.00	1.00	1.00	-
Superintendent of Water Distribution	1.00	1.00	1.00	1.00	-
Utility Account Specialist	4.00	4.00	4.00	4.00	-
Utility Maintenance Technician	4.00	4.00	4.00	4.00	-
Utility Service Field Technician I/II	2.00	2.00	2.00	2.00	-
Utility Service Representative I/II	6.00	6.00	6.00	6.00	-
Utility Supervisor	1.00	1.00	1.00	1.00	-
Water Chief Financial Officer	1.00	1.00	1.00	1.00	-
Water Conservation Representative	2.00	2.00	2.00	2.00	-
Water Distribution Crew Leader III/IV	6.00	6.00	6.00	6.00	-

	2019-20 Revised*	2020-21 Revised*	2021-22 Revised*	2022-23 Proposed	FY 2023 Change
Water Distribution Operator II/ III	9.00	9.00	9.00	9.00	-
Water Distribution Sup V Chief Distribution Operator	1.00	1.00	1.00	1.00	-
Water Facilities Electrical/Instr Tech II/III	1.00	1.00	1.00	1.00	-
Water Facilities Field Supervisor	1.00	1.00	1.00	1.00	-
Water Facilities Mechanical Tech II/III	2.00	2.00	2.00	2.00	-
Water Facilities Mechanical Supervisor	1.00	1.00	1.00	1.00	-
Water Meter Specialist	3.00	3.00	3.00	3.00	-
Water Meter Supervisor	1.00	1.00	1.00	1.00	-
Water Meter Technician	1.00	1.00	1.00	1.00	-
Water Quality Chemist I/II/III	2.00	2.00	2.00	2.00	-
Water Quality Manager	1.00	1.00	1.00	1.00	-
Water Resources Analyst	3.00	3.00	3.00	3.00	-
Water Resources Supervisor	2.00	1.00	1.00	1.00	-
Water Treatment Operator II/III/IV	8.00	8.00	8.00	8.00	-
Water Treatment OIT II/III/IV	1.00	1.00	1.00	1.00	-
Water Treatment Sup IV/V-Chief Plant Operator	1.00	1.00	1.00	1.00	-
Watershed Compliance Manager	1.00	1.00	1.00	1.00	-
	117.25	117.25	118.25	120.25	2.00

\*Revised salary authorizations are Adopted staffing plus any Mid-year adjustments

# Organization Chart



SANTA CRUZ WATER DEPARTMENT FINANCIAL REPORT

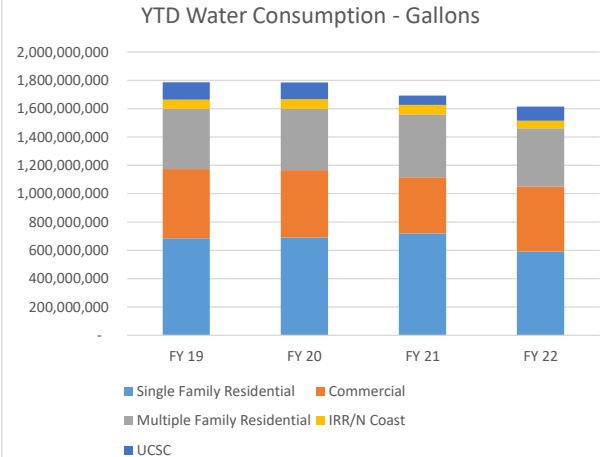
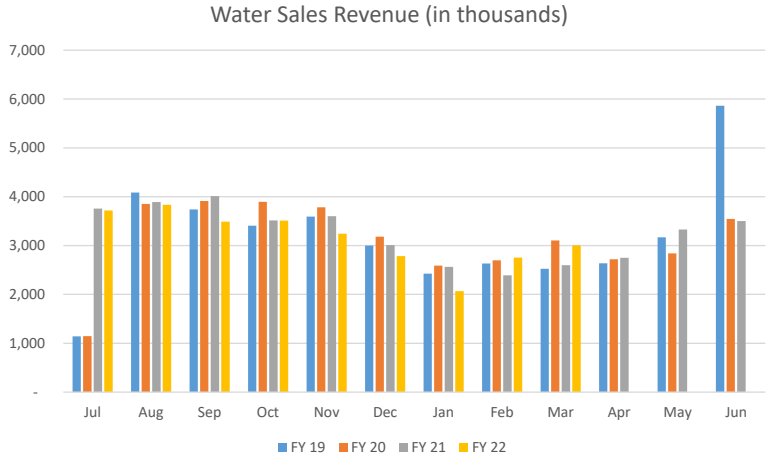
Fiscal Year 2021-22 through March 31, 2022  
(Unaudited)



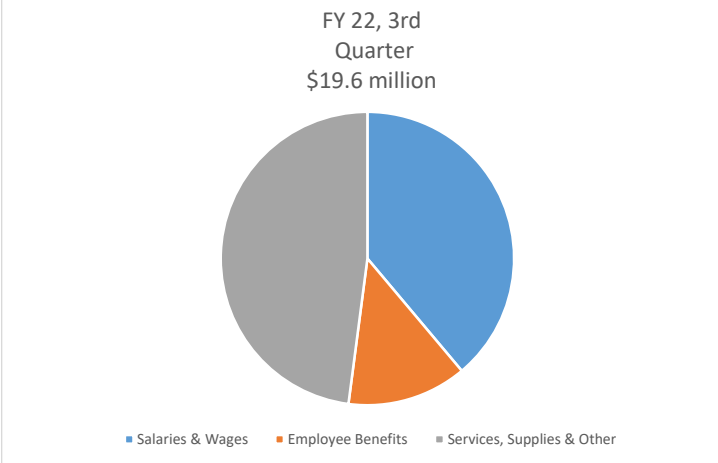
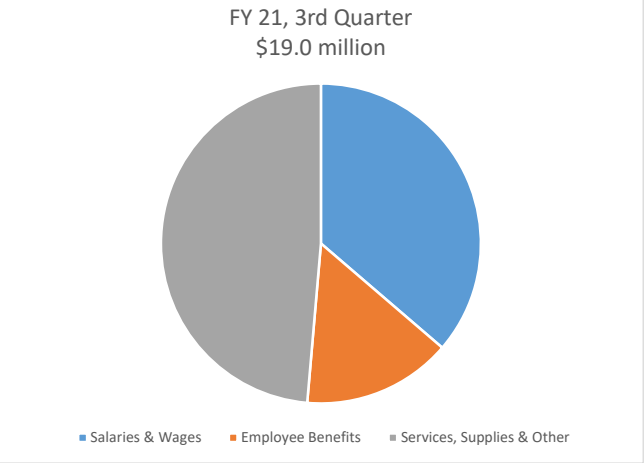
Financial Summary

	FY 2022 Adjusted Budget	YTD Budget	Actual	Actual vs. YTD Budget	
				Variance \$ +/( -)	Variance % +/( -)
Operating Revenues					
Water Sales	42,270,994	31,703,246	28,414,653	(3,288,592)	(10%)
Other Charges for Services	1,323,299	992,474	1,032,046	39,572	4%
Other Revenues	362,235	271,676	164,480	(107,196)	(39%)
Grants	975,260	731,445	1,051,389	319,944	44%
Investment Earnings	29,124	21,843	104	(21,740)	(100%)
Total Operating Revenues	44,960,913	33,720,684	30,662,672	(3,058,013)	(9%)
Operating Expenses					
Salaries & Wages	10,763,913	8,072,935	7,621,481	(451,454)	(6%)
Employee Benefits	5,715,330	4,286,498	2,586,267	(1,700,230)	(40%)
Services, Supplies & Other	15,529,407	11,647,055	9,397,300	(2,249,755)	(19%)
Capital Outlay	110,427	82,820	194,994	112,173	135%
Debt Service - Principal & Interest	3,829,040	2,871,780	2,871,780	-	0%
Total Operating Expenses	35,948,117	26,961,088	22,671,822	(4,289,266)	(16%)
Net Operating Revenue (Loss)	9,012,796	6,759,597	7,990,850	1,231,253	18%
Debt Service Coverage (Target >= 1.50x)	3.35x	3.35x	3.78x		

Revenues



Expenses



Cash

Fund Balances	YTD Balance	Year End Target Balance
711 - Enterprise Operations	5,121,947	7,919,772
713 - Rate Stabilization	9,440,189	10,000,000
715 - System Development Charges	5,575,815	N/A
716 - 90 Day Operating Reserve	8,206,869	7,919,772
717 - Emergency Reserve	3,010,258	3,000,000
718 - Mount Hermon June Beetle Endowment	145,352	144,000
719 - Equipment Replacement	649,401	700,000
Days' Cash (Includes only Funds 711 & 716)	151	180
Days' Cash Target	180	180

CIP Summary: Fiscal Year 2022 3rd Qtr	Total Project Budget at Completion <sup>(1)</sup> <i>(escalated dollars)</i>	Prior Year Actuals	FY22 Actuals thru 3/31/22	Remaining to Complete	Status as of 2/15/22
Project Titles					
WATER SUPPLY RESILIENCY & CLIMATE ADAPTATION PROJECTS					
Water Supply Augmentation Strategy					
Beltz Wellfield Aquifer Storage and Recovery					
ASR Planning	3,950,000	2,986,391	209,701	753,908	Planning
ASR Mid County Existing Infrastructure	2,360,000	43,219	185,506	2,131,275	Planning
ASR Mid County New Wells	22,410,000	-	-	22,410,000	Planning
Santa Margarita Aquifer Storage and Recovery and In Lieu Water Transfers and Exchanges					
ASR Santa Margarita Groundwater	21,750,000	-	-	21,750,000	Planning
ASR New Pipelines	42,320,000	-	-	42,320,000	Planning
In Lieu Transfers and Exchanges	-	-	-	-	Planning
Studies, Recycled Water, Climate Change, Aquifer Storage and Recovery					
Water Supply Augmentation	1,340,000	698,965	291,831	349,205	Planning
Recycled Water Feasibility Study	1,010,000	767,821	35,225	206,954	Planning
Subtotal Water Supply Augmentation Strategy	95,140,000	4,496,396	722,264	89,921,341	
Subtotal Water Supply Resiliency and Climate Adaptation Projects	95,140,000	4,496,396	722,264	89,921,341	
INFRASTRUCTURE RESILIENCY AND CLIMATE ADAPTATION					
Raw Water Storage Projects					
NCD I/O Replacement Project <sup>(2)</sup>	109,570,000	48,501,511	18,862,719	42,205,771	Construction
Aerators at Loch Lomond	640,000	440,462	20,329	179,209	Construction
Subtotal Raw Water Storage Projects	110,210,000	48,941,973	18,883,048	42,384,980	
Raw Water Diversion and Groundwater System Projects					
Laguna Creek Diversion Retrofit	3,810,000	1,158,521	1,561,934	1,089,546	Post Construction
North Coast System Majors Diversion Retrofit	5,330,000	163,187	-	5,166,813	To close
Tait Diversion Retrofit	6,630,000	297,062	34,655	6,298,282	Planning
Coast Pump Station Rehab/Replacement	10,370,000	-	-	10,370,000	Not Initiated
Beltz 10 and 11 Rehab & Development	360,000	187,814	-	172,186	To close
Felton Diversion Pump Station Improvements	4,270,000	201,255	51,125	4,017,620	Planning
Beltz 12 Ammonia Removal	1,800,000	-	84,052	1,715,948	Construction
Beltz WTP Filter Rehabilitation	450,000	69,525	286,545	93,930	On-hold
Subtotal Raw Water Diversion and Groundwater System Projects	33,020,000	2,077,364	2,018,311	28,924,325	
Raw Water Transmission					
Coast Pump Station 20-inch RW Pipeline Replacement	7,140,000	6,879,089	30,652	230,259	To close
Newell Creek Pipeline Rehab/Replacement	1,680,000	1,162,817	265,283	251,900	To close
Newell Creek Pipeline Felton/GHWTP	30,650,000	1,065,789	820,755	28,763,456	Design
Newell Creek Pipeline Felton/Loch Lomond	40,730,000	-	-	40,730,000	Planning
Brackney Landslide Area Pipeline Risk Reduction <sup>(3)</sup>	5,640,000	577,691	527,594	4,534,715	Design
North Coast Pipeline Repair/Replacement - Planning	640,000	599,524	136,412	(95,936)	Planning
North Coast Pipeline Repair/Replacement - Ph 4	20,140,000	-	-	20,140,000	Planning
North Coast Pipeline Repair/Replacement - Ph 5	20,870,000	-	-	20,870,000	Not Initiated
Subtotal Raw Water Transmission	127,490,000	10,284,911	1,780,696	115,424,393	
Surface Water Treatment					
GHWTP Tube Settler Replacement	1,630,000	1,459,022	-	170,978	To close
GHWTP Flocculator Rehab/Replacement	1,980,000	1,783,039	28,484	168,477	Post Construction
GHWTP Concrete Tanks Replacement	46,210,000	7,412,373	4,305,837	34,491,790	Construction
GHWTP Facilities Improvement Project	146,170,000	6,513,293	1,140,897	138,515,810	Design
River Bank Filtration Study	7,390,000	963,735	4,719	6,421,546	Planning
Subtotal Surface Water Treatment	203,380,000	18,131,462	5,479,936	179,768,602	
Distribution System Storage, Water Main and Pressure Regulation, and Metering Projects					
University Tank No. 4 Rehab/Replacement	6,320,000	199,525	78,489	6,041,986	Design
University Tank No. 5 Rehab/Replacement	4,310,000	4,228,104	8,919	72,977	To close
Meter Replacement Project	13,710,000	1,656,857	2,427,144	9,625,999	Construction
Engineering and Distribution Main Replacement Projects <sup>(4)</sup>	35,050,000	5,878,920	616,600	28,554,480	Ongoing
Distribution System Water Quality Improvements	90,000	24,259	2,989	62,752	Planning
Facility & Infrastructure Improvements	7,890,000	-	8,753	7,881,247	Ongoing
Subtotal Distribution Storage, Wmain Pressure Reg, and Metering	67,370,000	11,987,665	3,142,895	52,239,440	
Subtotal Infrastructure Resiliency and Climate Adaptation	541,470,000	91,423,374	31,304,886	418,741,740	
OTHER RISK MANAGEMENT AND RISK REDUCTION PROJECTS					
Site Safety and Security					
Security Camera & Building Access Upgrades	550,000	281,433	28,404	240,163	Construction
GHWTP Gate Entrance Upgrades	745,000	184,351	572,157	(11,508)	Construction
GHWTP SCADA Radio System Replacement	150,000	-	-	150,000	Planning
CMMS Software Replacement - Water Share	390,000	-	11,085	378,915	Planning
Subtotal Site Safety and Security	1,835,000	465,784	611,646	757,570	
Staff Augmentation					
Water Program Administration <sup>(5)</sup>	23,850,000	-	1,240,328	22,609,672	Ongoing
Subtotal Staff Augmentation	23,850,000	-	1,240,328	22,609,672	
Contingency					
Management Reserve <sup>(6)</sup>	45,630,000	-	-	45,630,000	Ongoing
Subtotal Contingency	45,630,000	-	-	45,630,000	
Storage for Emergency Facility and System Repair Tools and Equipment					
Bay Street Reservoir Storage Building	150,000	-	-	150,000	To close
Union/Locust Admin Building Back Up Power Generator	50,000	-	-	50,000	Design
Subtotal Storage for Emergency and System Repair	200,000	-	-	200,000	
Subtotal Other Risk Management and Risk Reduction Projects	71,515,000	465,784	1,851,974	69,197,242	
GRAND TOTAL	708,125,000	96,385,554	33,879,124	577,860,322	

<sup>(1)</sup> Total Project Budget at Completion is from the FY22 budget request and rounded to the nearest 10,000.

<sup>(2)</sup> City Finance moved \$197,756 in Prior Year Actuals to FY22 Actuals.

<sup>(3)</sup> FY22 Actuals do not include \$449,187 in FEMA HMGP grant funding received.

<sup>(4)</sup> Prior year actuals for Main Replacements start in FY19.

<sup>(5)</sup> Staff augmentation budget appropriations and actual expenses are transferred to specific projects during year-end process.

<sup>(6)</sup> Management Reserve budget appropriations are transferred to specific projects upon approval.

## Attachment 4

## Water O&amp;M FY23 Proposed by Section

Actv	Title	FY 2021 Actual	FY 2022 Ado Budget	FY 2022 Adj Budget	FY 2022 Year-To-Date Actual	FY 2022 Year End Est	FY 2023 FN Approved
<b>Fund 711 -- Water</b>							
7101	Water Administration	5,780,593	6,832,579	7,083,921	4,967,239	6,171,092	6,952,879
7102	Water Engineering	1,969,117	2,733,585	2,759,319	1,633,965	2,331,996	2,929,364
7103	Water Customer Services	1,985,247	2,156,811	2,159,047	1,504,383	2,073,964	2,221,949
7113	Water Meter Shop	861,595	904,679	979,178	536,078	808,920	1,238,470
7104	Water Conservation	579,067	923,414	1,095,295	586,811	801,656	2,104,695
7105	Water Resources	2,039,642	1,898,211	2,111,936	1,124,585	1,673,906	8,315,225
7110	Water Operations	500,959	832,416	719,055	312,643	450,772	2,052,894
7106	Water Production	6,641,345	8,114,704	8,231,200	5,036,755	7,773,018	5,292,431
7107	Water Quality	1,601,453	1,766,806	1,785,987	1,298,577	1,754,292	1,399,896
7108	Water Distribution	4,428,150	5,164,890	5,277,832	3,082,172	4,868,405	635,719
7109	Water Recreation	1,117,544	1,398,771	1,401,827	878,463	1,227,785	1,027,836
7140	Water Debt Service	3,467,752	4,098,626	4,098,626	1,483,534	4,098,710	5,131,705
7199	Drought Response	30,890	-	275,307	143,844	141,670	-
		31,003,353	36,825,492	37,978,530	22,589,050	34,176,186	39,303,063

Run: 4/20/2022 10:46 AM

Criteria: As Of = 4/20/2022; Period = 0,1..12; Summarize By = Report,Fund,Object; Activity = 7101, 7102, 7103, 7104, 7105, 7106, 7107, 7108, 7109, 7110, 7111, 7113, 7140, 7199



## Attachment 5

## Water Department Proposed FY 23-FY 27 Proforma

Fiscal Year	2022	2023	2024	2025	2026	2027
Fixed Fee Revenue	\$ 3,716,844.60	\$ 3,849,279.72	\$ 4,474,198.32	\$ 5,201,496.96	\$ 5,562,040.68	\$ 5,947,543.08
Volumetric Revenue	34,184,533.80	40,092,547.35	46,116,668.02	53,549,701.54	56,572,432.29	60,288,764.36
Elevation Surcharges	352,788.00	352,788.48	352,788.48	352,788.48	352,788.48	352,788.48
Rate Stabilization Revenue	3,007,787.00	3,163,368.00	3,163,368.00	3,163,368.00	3,163,368.00	3,163,368.00
Manual Adjustment to conform water rate revenue to proposed budget	(2,875,156.40)	(6,476,410.55)	(2,461,676.82)	(1,743,613.98)	(2,994,902.45)	(1,383,975.92)
Total Rate Revenue	38,386,797.00	40,981,573.00	51,645,346.00	60,523,741.00	62,655,727.00	68,368,488.00
Non-Rate Revenue						
Other Income	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00
Investment Income	75,282.24	75,282.24	75,282.24	75,282.24	75,282.24	75,282.24
Total Non-Rate Revenue	1,075,282.24	1,075,282.24	1,075,282.24	1,075,282.24	1,075,282.24	1,075,282.24
Total Revenues	39,462,079.24	42,056,855.24	52,720,628.24	61,599,023.24	63,731,009.24	69,443,770.24
Operating Expenses						
Personnel	15,427,372.00	17,691,829.00	18,930,257.03	20,255,375.02	21,673,251.27	23,190,378.86
Services, Supplies & Other	14,113,092.00	16,156,528.98	16,964,355.43	17,812,573.20	18,703,201.86	19,638,361.95
Capital Outlay	537,012.00	323,000.00	339,150.00	356,107.50	373,912.88	392,608.52
Other Operating Expenses	-	-	-	-	-	-
Total Operating Expenses	30,077,476.00	34,171,357.98	36,233,762.46	38,424,055.72	40,750,366.01	43,221,349.34
Net Operating Revenues	9,384,603.24	7,885,497.26	16,486,865.78	23,174,967.51	22,980,643.23	26,222,420.90
Capital Expenditures (Fund 711 and 715)	113,169,717.00	35,499,221.00	65,453,210.00	62,092,579.00	65,628,243.00	66,715,613.00
Grant Funded		-	-	-	-	-
SRF Funded	45,098,299.81	34,456,834.73	11,192,934.01	4,672,528.36	564,222.31	371,202.41
WIFIA Funded	4,797,903.63	-	20,005,117.34	31,900,342.24	36,311,882.80	37,820,422.37
Currently Funded	-	-	-	-	-	-
Pay-Go Funded	15,094,283.35	734,891.55	6,503,196.98	8,570,477.84	8,308,923.05	11,477,942.20
Debt Funded (Tax-Exempt Bonds)	48,179,230.21	-	27,751,961.67	16,949,230.56	20,443,214.84	17,046,046.02
Debt Service	4,098,710.00	5,131,705.00	8,968,610.94	13,531,445.06	13,526,448.66	13,527,861.58
Net Income	(9,808,390.11)	2,018,900.71	1,015,057.85	1,073,044.61	1,145,271.52	1,216,617.12
Ending Cash Balances by Fund						
Fund 717 (Emergency Reserve)	3,000,000.00	3,000,000.00	3,000,000.00	3,000,000.00	3,000,000.00	3,000,000.00
Fund 713 (Rate Stabilization)	10,000,000.00	10,000,000.00	10,000,000.00	10,000,000.00	10,000,000.00	10,000,000.00
Fund 713 (Rate Stabilization Excess)	10,000,000.00	10,000,000.00	13,163,368.00	13,163,368.00	13,163,368.00	13,163,368.00
Fund 716 (90 Day Operating Reserve)	7,416,363.95	8,425,814.30	8,934,352.39	9,474,424.70	10,048,035.45	10,657,319.01
Fund 711 (Water Operations)	7,416,363.94	8,425,814.30	8,932,334.06	9,465,306.36	10,036,967.12	10,644,300.68
Coverage and Targets						
Debt Service Coverage (W/Out Reserves)	2.29	1.54	1.84	1.71	1.70	1.94
Debt Service Coverage Target	1.50	1.50	1.50	1.50	1.50	1.50
Debt Service Coverage (W/Reserves)	9.08	7.35	5.28	4.07	4.14	4.47
Days' Cash (Includes only Funds 711 & 716)	180	180	180	180	180	180



## **WATER COMMISSION**

212 Locust Street, Suite A, Santa Cruz, CA 95060 Phone: (831) 420-5200

June 7, 2022

Mayor Sonja Brunner  
Vice Mayor Martine Watkins  
Councilmember Sandy Brown  
Councilmember Justin Cummings  
Councilmember Renee Golder  
Councilmember Shebreh Kalantari-Johnson  
Councilmember Donna Meyers

Dear Mayor Brunner, Vice Mayor Watkins and Councilmembers Brown, Cummings, Golder, Kalantari-Johnson and Meyers:

The Santa Cruz Water Commission is pleased to convey our recommendations regarding the Water Department's FY 2023 Recommended Operating Budget and Capital Investment Program (CIP) Budget. Per the discussion below, we unanimously recommend the Council's approval of the proposed budgets.

Through a series of staff presentations and discussions at publicly noticed Water Commission meetings between June 2021 and May 2022, the Water Commission participated in detailed reviews of the Department's financial position, including the 2021 Long-Range Financial Plan and proposed FY 2023 – FY 2027 Water Rates, the FY 2023 proposed CIP, Operating Budget and an updated 5-year Financial Pro Forma. The Financial Pro Forma is a product of the Department's financial model and provides a comprehensive, 5-year view of not only the Department's revenue requirements, expenditures and projected use of debt funding and the resulting debt service for capital investments, but also a picture of the Department's ability to meet its financial performance target and metrics such as debt service coverage and days of operating cash in reserve.

The Water Department's Recommended FY 2023 Operating and CIP budgets (Budgets) were developed to address the needs of the Water Department to provide a reliable and high quality supply of potable water to a population of approximately 100,000 people. The Commission's recommendations to the Council to approve the FY 2023 Budgets is the result of the Commission receiving and discussing information with staff on a diverse set of topics covering the projects and resources needed to meet water supply and infrastructure reliability goals. The details of the Water Commission's

work provided in the list below include items with both direct and indirect relevance to the Department's budgets and financial planning.

- July 2021, the Commission received and accepted the FY 21 3rd Quarter Unaudited Financial Report and asked questions about its contents, discussed Water Rate Structures and provided feedback from Single-Family Residence Customer Panels on Rate Structure Approaches, and received a presentation on the status of federal and state initiatives related to rate assistance programs for low-income customers.
- August 2021, received information on staff's recommendation to City Council to authorize the Graham Hill Water Treatment Plant Facility Improvements Project Progressive Design-Build Phase 1 Agreement with the AECOM/WM Lyles Joint Venture, and provided feedback to staff on the updated Long Range Financial Plan and Proposed FY 2023 - FY 2027 Water Rates schedule developed to reflect the Commission's input and took action to recommend a proposed water rate schedule for FY 2023 - FY 2027 to the Council for use in the Proposition 218 public notification and public hearing processes that are legally required prior to adoption and implementation of new rates.
- August 2021, updated the Commission on the including the working draft of the Long Range Financial Plan and October 2021, received presentation on the Urban Water Management Plan and Water Shortage Contingency Plan Review and commented on the draft 2020 Urban Water Management Plan, which includes the Water Shortage Contingency Plan, and recommend filing these plans with the California Department of Water Resources.
- November 2021, received information and a presentation on the progress of pipeline planning efforts and design progress report in advance of Commission receipt of the draft programmatic environmental impact report.
- December 2021, accepted the FY 2021 4th Quarter and FY 2022 1st Quarter Unaudited Financial Reports.
- February 2022, received a presentation on the Department's accomplishments and progress of 2021 on capital investment projects and its 2022 planned projects.
- March 2022, accepted the FY 2022 2nd Quarter Unaudited Financial Report.

In addition to the Water Commission's financially focused items highlighted above, the Commission continues to actively work with the Water Department on water supply reliability issues and will be heavily engaged in this year's Securing Our Water Future planning and community engagement work.

The Commission's active engagement and work with the Department over time has effectively prepared Water Commission members to understand the Water Department's current performance, and plans and strategies for the future. The Commission's recommendations to the Council on the Department's FY 2023 Operating Budget and FY 2023 to 2027 CIP reflect the Commission's ongoing engagement with staff to identify, understand and effectively address the water system's challenges.

Included with this letter is a set of attachments that the Water Commission reviewed and discussed in detail at its annual budget and CIP review meetings this year:

- Water Attachment 1 is the FY 2023 Operating Budget;
- Water Attachment 2 is an example of Quarterly Financial Reports prepared for and distributed to the Water Commission;
- Water Attachment 3 is a CIP summary sheet for every project in the 2023 – 2027 CIP;
- Water Attachment 4 covers analytics and trends for the Water Department Budget over the last five years; and
- Water Attachment 5 is the Water Department's five-year Financial Pro Forma.

Given these materials as a backdrop, we would like to draw your attention to the following budget and CIP highlights:

- Revenues for FY 2023, including water rate revenues and other revenues, are projected to total \$42,056,855.
- The proposed Operating Budget for FY 2023 is \$39,303,063. The Operating Budget supports ongoing 24/7/365 water utility operations and for personnel and services and supplies is 3.4% higher than the adopted FY 2022 Operating Budget.
- Three new positions to the Water Department's personnel complement are planned for FY 2023, including a Management Analyst, Engineering Tech and Programmer Analyst (residing in the IT Department).
- The Department continues to invest in developing its own fund to support leveling annual resources needed for heavy equipment replacement and is making some up-front investments to build the fund balance to help gain access to the long term benefits of this best practice approach to fleet management. Funds from this account (Fund 719) are proposed to be used to replace a Ford F-350 utility truck and a Ford Escape SUV for the Production staff. These vehicles will be leased at an annual cost of \$33,000.
- The CIP budget for the five year period FY 2023-2027 is \$295 million, with a focus of these resources on improving infrastructure resiliency and adaptability to climate change. The proposed CIP budget for FY 2023 totals \$35,499,221, with ongoing spending of \$5 million for the Newell Creek Inlet/Outlet Replacement Project, \$6 million for Newell Creek Pipeline and \$8 million for the concrete tanks included as part of this total. The FY 2023 funding level will be supplemented by a significant, unspent amount carried over from FY 2022. Major progress is expected on several key CIP projects during FY 2023 including:
  - The Newell Creek Dam Inlet/Outlet Replacement project – Construction on the Newell Creek Dam Inlet/Outlet Replacement project, a \$69 million project awarded to Obayashi Corporation the spring of 2020, is well underway. The 1500 foot long tunnel and new intake structures in the reservoir are complete and work is beginning on the new intake pipeline connecting the new intake structures to the Newell Creek Pipeline, Completion is expected in early 2023.
  - GHWTP Concrete Tanks Replacement – Pacific Hydrotech Corporation from Perris, California was awarded a \$28,352,350 contract for the replacement of three concrete tanks at the City's 62-year-old surface water treatment plant. Construction of this project is well underway and be completed in September

2024. An SRF loan in the amount of \$45,900,000 has been obtained to cover the total cost of this project.

- Newell Creek Pipeline replacement (NCP) – NCP is a 9.5 mile pipeline that delivers water from Loch Lomond to the GHWTP. Due to increased frequency of breaks caused by age, corrosion and land movement, the NCP will be replaced in two phases. The first phase is to replace the segment from Felton to GHWTP, which is 4.4 miles. Construction is scheduled to commence in January 2023 and completion is expected May 2024. The forecasted cost for phase I is \$33 million.
- Water Supply Augmentation – Work on the Council-approved Water Supply Augmentation Strategy continues with significant progress made advancing plans for implementation of Aquifer Storage and Recovery (ASR) in the Mid County Groundwater Basin (MCGB), and exploring opportunities for the use of Recycled Water.

Pilot testing is one of the studies needed to demonstrate feasibility of ASR as a reliable source of supply and, while seemingly time-consuming, provides valuable insight into the operational and water quality parameters associated with this new water storage alternative. Also necessary is groundwater modeling, used to identify the number, size and location of ASR wells. After nearly 40 model scenarios, a project has been identified using the best available information to maximize the use of the MCGB for groundwater storage.

The Santa Cruz Water Rights project plays an important role in the advancement of ASR in the MCGB in that it is analyzing many of the ASR components at a project level so that following certification of this EIR active implementation of ASR in the MCGB can proceed.

With respect to Recycled Water, staff is developing several concepts that build on the Pure Water Soquel Project, and balance opportunities with other stakeholders such as large irrigation customers, and neighboring water agencies like Scotts Valley water District also interested in sustainable supply augmentation.

- Meter Replacement – The Council authorized a full system meter replacement project in August of 2020, and the \$11 million meter replacements commenced January 2022; completion is expected in early 2023. Jacobs Engineering is the project manager, procurement of meter box lids, meters and radios is continuing. The meter installation contractor is Utility Partners of America (UPA), who agreed to hire local labor for the project. This project has been approved for a \$1 million EPA grant.

- CIP Funding – Given the scale of the Department’s CIP, a major focus over the last several years has been on securing least cost financing for projects. The Department has had considerable success with these efforts, and low-interest long-term financing will benefit rate-payers both now and in the future. Some relevant details include:
  - Projects with Drinking Water State Revolving Loan (DWSRF) funding: Both the Newell Creek Dam Inlet/Outlet Replacement project and the Graham Hill Water Treatment Plant (GHWTP) Concrete Tanks project are being funded through the DWSRF program, with loan rates of 1.4%. Loan repayment for these loans commences once construction has been completed for the projects in 2023 and 2024 respectively.
  - Projects being developed to submit for DWSRF loan funding: The Graham Hill Water Treatment Plant Facilities Improvement Project (GHWTP FIP) is being developed in a manner that will allow it to be considered for funding with DWSRF funds. The DWSRF funding application process is a multi-stepped one, requiring reviews and approvals as project elements such as basis of design reports and environmental assessments are completed.
  - Projects being considered for inclusion in a July 2022 application submittal for a \$164 million federal Water Infrastructure Finance and Innovation Act (WIFIA) loan: Along with the GHWTP FIP project, the Department is planning to include the Newell Creek Pipeline Replacement Project, ASR project and the University Tank #4 Replacement Project.
  - The Santa Cruz Mid-County Groundwater Agency (MCGA) received a \$7.6 million check from the California Department of Water Resources for implementation work on the MCGA’s groundwater sustainability plan. The Water Department’s share of this grant is \$1.7 million and will further the development of the ASR wells. The grant is provided to reimburse development expenses.
  - Potential additional sources of funding for capital projects are being actively monitored and pursued. For example, the Hazard Mitigation Grant Program (HMGP) application pending before the program administrator (CalOES) which, if approved, would provide up to \$63 million for the Newell Creek Pipeline Replacement project.
  - A consequence of DWSRF and many other sources of low-interest loans is that loan funds are disbursed on a reimbursable basis. This means that the Department has to have the cash to pay vendors and meet its other financial obligations and then file claims for reimbursement from approved loan funds after the costs are incurred. This approach introduces significant cash-flow challenges into the Department’s operation. To address these challenges, the Department obtained a \$50M short-term line of credit that can be used as



bridge funding over the coming several years while significant DWSRF projects are in construction.

As the Water Commission has worked with the Water Department on budget and financial planning over the last several years, the Commission has received regular updates on the Department's finances through the quarterly financial reports (Water Attachment 2) and annual comparative budget analytics (Water Attachment 4). Using these reports, the Commission has been actively tracking several key indicators of financial health, for example, how actual revenues generated by water sales compare with revenue projections for water sales included in the 2016 and 2021 Cost of Service and Water Rate Studies. Tracking this metric helps both staff and Commissioners keep focused on how accurate our system is for projecting revenues, which helps us identify and implement refinements to our projections in the event we are over or under forecasting. This and other analyses now in regular use by the Department's finance section and leadership team are helpful in ongoing financial planning and in the ongoing work to update the cost of service analysis and water rate structure and future water rates.

Another major goal of the Department's budget analytics work is to highlight trends and support greater understanding financial changes at both the organization and section level.

Commissioners are always impressed by the staff's knowledge and ability to concisely describe circumstances and conditions across the Department that influence actual spending from year to year and projected spending for the next fiscal year and beyond. Some key topics we inquired about during our review of the FY 2023 Budgets:

- Projected performance in meeting the Department's 1.5 debt service coverage ratio and 180 days' cash;
- Long-term projections of capital needs and financing strategies.
- How the local economic recovery from the COVID pandemic, is expected to affect water use and water revenues; and
- How federal or state pandemic recovery initiatives and infrastructure funding legislation might provide opportunities for funding for some of the identified CIP projects, particularly those related to improved water system reliability, water infrastructure resiliency and climate adaptation.

With respect to financial forecasting and being able to put the proposed Budgets in an appropriate and understandable context, Water Commissioners would like to especially commend the City and the Department for the financial analysis and modeling tools that they have developed and applied at the Water Department. For the last five years, the Commission's budget review has focused heavily on not just the figures included in the Department's proposed Budgets, but on what they mean in terms of potential customer rate increases and achieving the financial metrics that the City Council set for the Department when it adopted the 2016 Long Range Financial Plan (LRFP) and the updated 2021 LRFP in September 2021. The key tool that the Commission uses in understanding how the Department's proposals fit into that plan is the Five-year Financial Pro Forma, a financial performance forecast that is generated by the Water Department's financial model (Water Attachment 5).

The one-page Financial Pro Forma provides a long-range view of operating and capital spending, performance related to key financial metrics such as debt service coverage, and illustrates how assumptions about capital spending, and operating costs including salary, benefits, and pension obligations, will affect revenue requirements over time. Department staff has been transparent in describing the key assumptions driving the financial model, and Water Commissioners have received detailed and thoughtful answers to questions about various aspects of the results presented in the Financial Pro Forma. The Commission's key takeaway from these efforts is that the Department has a well-considered long-range financial plan and strategy – a plan which has continued to evolve and improve based on Department staff increasing their familiarity with this essential analytical and planning tool as well as the Department's ongoing experience with challenges such as the continuing dry conditions and opportunities such as those created by the City's participation in regional collaboration and local groundwater sustainability planning efforts.

In closing, at its June 6, 2022 meeting the Water Commission unanimously approved a motion in support of the City Council adopting the Water Department's proposed FY 2023 Operating and CIP budgets. Our careful review of these proposals shows that they have been developed using realistic assumptions that are well aligned with the financial policies and assumptions approved by the Council in its 2021 action approving the Department's LRFP.

We appreciate this opportunity to provide our recommendation to the Council and are available to answer any questions you may have.

Sincerely,



Sierra Ryan  
Chair, Santa Cruz Water Commission

cc: Matt Huffaker, City Manager  
Members of the Santa Cruz Water Commission  
Rosemary Menard, Santa Cruz Water Director

Attachments:

- Water Attachment 1: Water Department FY 2023 Proposed Operating Budget
- Water Attachment 2: Example of Quarterly Financial Reports prepared for and distributed to the Water Commission
- Water Attachment 3: CIP Summary
- Water Attachment 4: Water Department FY 2023 Budget Analytics
- Water Attachment 5: Water Department FY 2023 Five-year Financial Pro Forma



## Rosemary Balsley

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**From:** Joanna Edmonds <joaquine99@yahoo.com>  
**Sent:** Friday, June 10, 2022 7:48 AM  
**To:** City Council  
**Subject:** CORE funding for Santa Cruz Toddler Care Center

Begin forwarded message:

**From:** Joanna Edmonds <joaquine99@yahoo.com>  
**Date:** June 10, 2022 at 7:45:26 AM PDT  
**To:** jcummings@cityofsantacruz.com, sbrown@cityofsantacruz.com, rgolder@cityofsantacruz.com, dmeyers@cityofsantacruz.com, mwatkins@cityofsantacruz.com, sbrunner@cityofsantacruz.com, skalantari-johnson@cityofsantacruz.com  
**Cc:** mhuffaker@cityofsantacruz.com, lmurphy@cityofsantacruz.com  
**Subject:** CORE funding for Santa Cruz Toddler Care Center

Dear Santa Cruz City Council,

The CORE funding process has threatened to cut 100% of Santa Cruz Toddler Care Center's (as well as other childcare centers) funding from the City and County. This loss means they would no longer be able to provide childcare on a sliding fee scale - an essential part of their mission for over 40 years. Affordable childcare plays a crucial role in supporting not only the well being of working families, but the economic stability of a community as well. Parents simply can't work without childcare, and economies can't function without working parents. The pandemic shone a light on the lack of support for childcare providers, and now is not the time to reduce or eliminate the tiny portion of government funding they receive.

We are parents of two young children and essential workers, a medical assistant and a City employee, who work hard to serve our community which we care deeply about. Without affordable childcare available we have had to reduce our working hours to care for our youngest child, who has been on the waiting lists for childcare centers since before their birth. We will finally both be able to work full time again for the first time since the beginning of the pandemic once our youngest child is old enough to attend the Santa Cruz Toddler Care Center, but it will not be possible if their funding is cut and they can no longer offer tuition on a sliding scale — meaning I cannot increase my hours working at the City. Full price tuition would cost us a third of our total monthly income if we are both working full time.

We reject the notion that only the very wealthy deserve access to quality childcare. Affordable childcare is key to helping hardworking Santa Cruz families stay in town and continue to contribute to our community as it becomes more and more expensive to live here. Please consider the impact your decisions have on local families who work hard day in and day out to keep Santa Cruz the amazing community it is, just like your own friends and family.

Thank you for reconsidering for the good of our community and local economy,  
Joanna and Kenyatte Edmonds

## Rosemary Balsley

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**From:** Julie Schaul <julieannschaul@gmail.com>  
**Sent:** Friday, June 10, 2022 12:39 PM  
**To:** City Council  
**Cc:** Tristia Bauman; Robert Norse; Patricia Colby; Graham Pruss; Wes White; Lili Graham; Alicia Kuhl; Keith McHenry; fightcorruptpolicing@hushmail.com; Brewster, Thomas; Barry\_scott@sbcglobal.net; Janie Frank  
**Subject:** Don't cut local childcare funding!!!

I was a licensed day care owner/operator/provider/employer in live oak in the mid to late eighties. Now my children and I have been counted for many years by one of the families (ASR applied survey research - point in time homeless count) who I did childcare for. I love ♥ the local family's I worked for, so no ill will towards them. However, Child care in Santa Cruz is basically volunteer work #LivableWage

Do not cut funding to local childcare resources!!!

<https://www.facebook.com/107933659445/posts/pfbid0S2oMf2UQde2dYErLPjqpZr3WjVNV3rTPpcE92Q6mhukDzqPKABAnnyHT6JkrhRfl/?sfnsn=mo>

## Rosemary Balsley

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**From:** Ron Pomerantz <hectic@cruzio.com>  
**Sent:** Monday, June 13, 2022 1:52 PM  
**To:** City Council  
**Cc:** Justin Cummings; Sandy Brown; Sonja Brunner; Renee Golder; Martine Watkins; Shebreh Kalantari-Johnson; Donna Meyers  
**Subject:** Re. 6-14-22 Agenda Item #27: Fiscal Year 2023 Proposed Budget Adoption (FN)

Re. 6-14-22 Agenda Item #27: Fiscal Year 2023 Proposed Budget Adoption

Good day Mayor and Councilmembers.

Budgets are always time consuming and tough choices must be made. Budgets are moral documents. The moral direction is spelled out by who and what is supported and who and what is not. Unfortunately Staff has given very little time for the public to study the proposed budget, let alone advocate for changes. Now is the time for the City to get our house in order and show millions in cost savings without harming vital services and programs that serve the marginalized and keep our City moving forward.

A recent Letter-to-the-Editor in the Sentinel posed interesting information and questions. He said for fiscal year 2021 the Santa Cruz General Fund revenue was \$108M having 883 employees with a population of 56,156. Watsonville had General Fund revenue of \$46M having 388 employees with population of 51,366. Both cities offer comparable general fund services. The new Santa Cruz City Manager Matt Huffaker was the previous Watsonville City Manager and is in an excellent position to explain why Santa Cruz City requires more than twice the revenue and employees of Watsonville with a similar population? A department by department comparison would also be very helpful.

A few immediate and obvious cost savings:

- Significantly reduce the overuse of consultants.
- Eliminate all Public Relations employees.
- Reduce the City Manager's staff to pre-COVID levels.
- Trim the salaries of upper management and administrators.
- Cut the Economic Development Department by 30-40%.

If increased revenues are shown to be needed, once the City regains the public trust go to the voters for progressive taxes such as a real estate transfer tax and 3% increase in the Hotel tax (TOT).

Thank you for your time and attention.

Ron Pomerantz

## Rosemary Balsley

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**From:** Becky Steinbruner <ki6tkb@yahoo.com>  
**Sent:** Monday, June 13, 2022 3:36 PM  
**To:** City Council  
**Cc:** Becky Steinbruner  
**Subject:** City Water Pro Forma Budget Does Not Clearly Show Impending Annual Water Rate Increases

Dear Santa Cruz City Council,

I have reviewed Item 27 in your June 14, 2022 Agenda packet and am concerned that the information does not make it evident that water rates will increase a total of 53.5% over the next five years. The Five-Year Pro Forma Budget included on page 27.60 agenda materials (page 250 of packet) as "Water Attachment 5", shows water revenues nearly doubling by 2027 but does not explain how the fixed rate and volumetric revenues will be increased.

[https://ecm.cityofsantacruz.com/OnBaseAgendaOnline/Documents/ViewDocument/City\\_Council\\_Regular\\_Meeting\\_1931\\_Agenda\\_Packet\\_6\\_14\\_2022\\_9\\_30\\_00\\_AM.pdf?meetingId=1931&documentType=AgendaPacket&itemId=0&publishId=0&isSection=false](https://ecm.cityofsantacruz.com/OnBaseAgendaOnline/Documents/ViewDocument/City_Council_Regular_Meeting_1931_Agenda_Packet_6_14_2022_9_30_00_AM.pdf?meetingId=1931&documentType=AgendaPacket&itemId=0&publishId=0&isSection=false)

Because I attend the City Water Commission meetings, I am aware of the significant rate increases that have been built into the Pro Forma Budget, but feel that your Council should publicly discuss this before accepting and approving the Water Commission's recommendations.

Here are the rate increases that I understand are scheduled to take effect upon your approval, but that I feel are not clearly identified in your June 14, 2022 agenda materials:

2022 6.9%  
2023 16.4%  
2024 16.4%  
2025 6.9%  
2026 6.9%

Please request that staff correct this oversight, conduct a public discussion and hearing, and also discuss what financial relief will be available for low and fixed-income households.

Thank you.

Sincerely,  
Becky Steinbruner





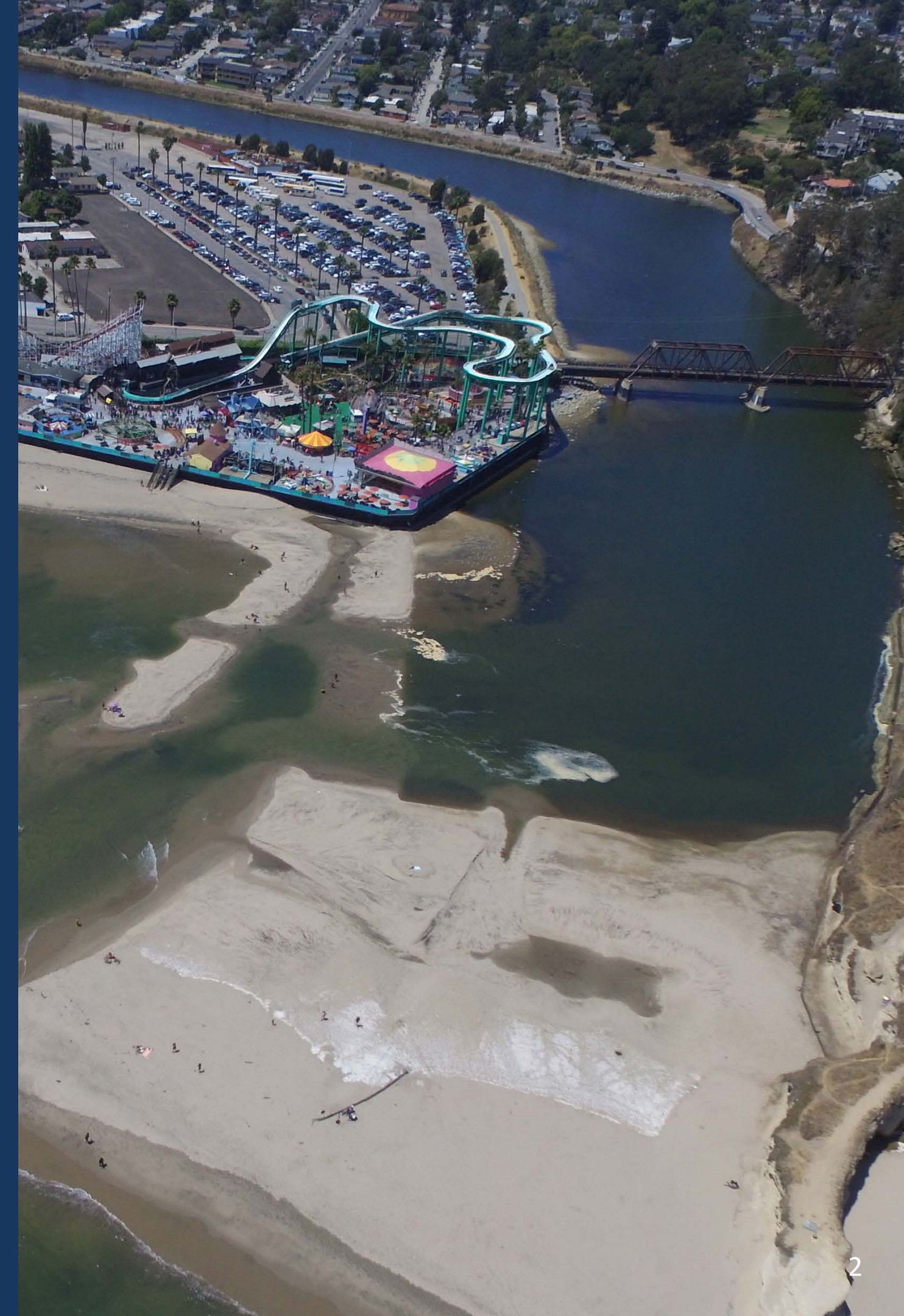
# Fiscal Year 2023 Budget Adoption

City of Santa Cruz  
June 14, 2022



# Agenda

- FY 2023 Proposed Budget
- Summary of Budget Solutions
- Challenges on the Horizon





# FY 2023 Proposed Budget





# FY 2023 Major Expenditures

- Significant increase in liability and property insurance costs
- Investing \$5M in Capital projects
- ERP system (accounting, human resources, payroll, purchasing) replacement set-aside
- Investing in organizational capacity to implement Council goals and strategies
- Negotiating 5 bargaining unit contracts and need to stay competitive

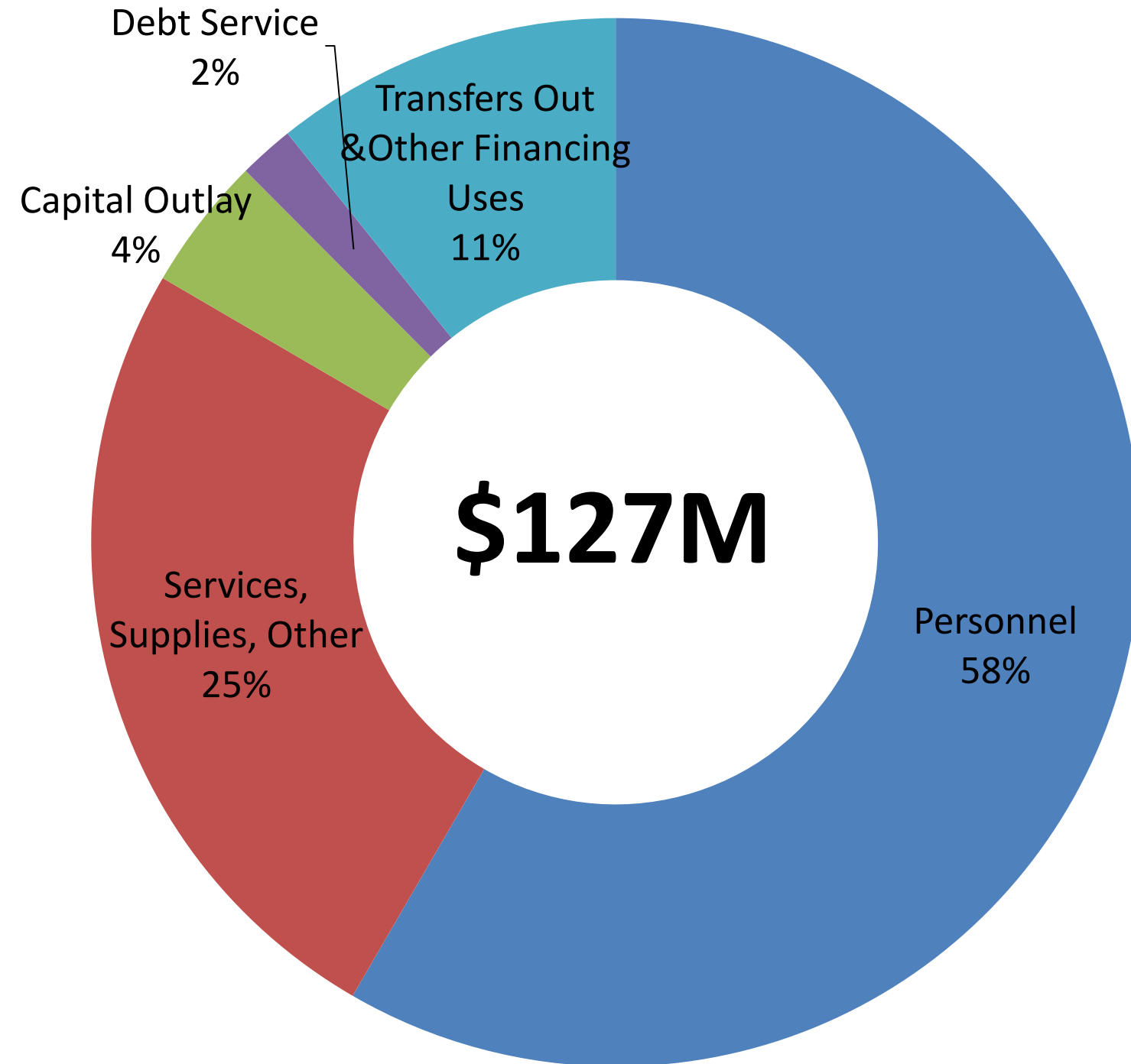


# Major Investments: Homelessness Response

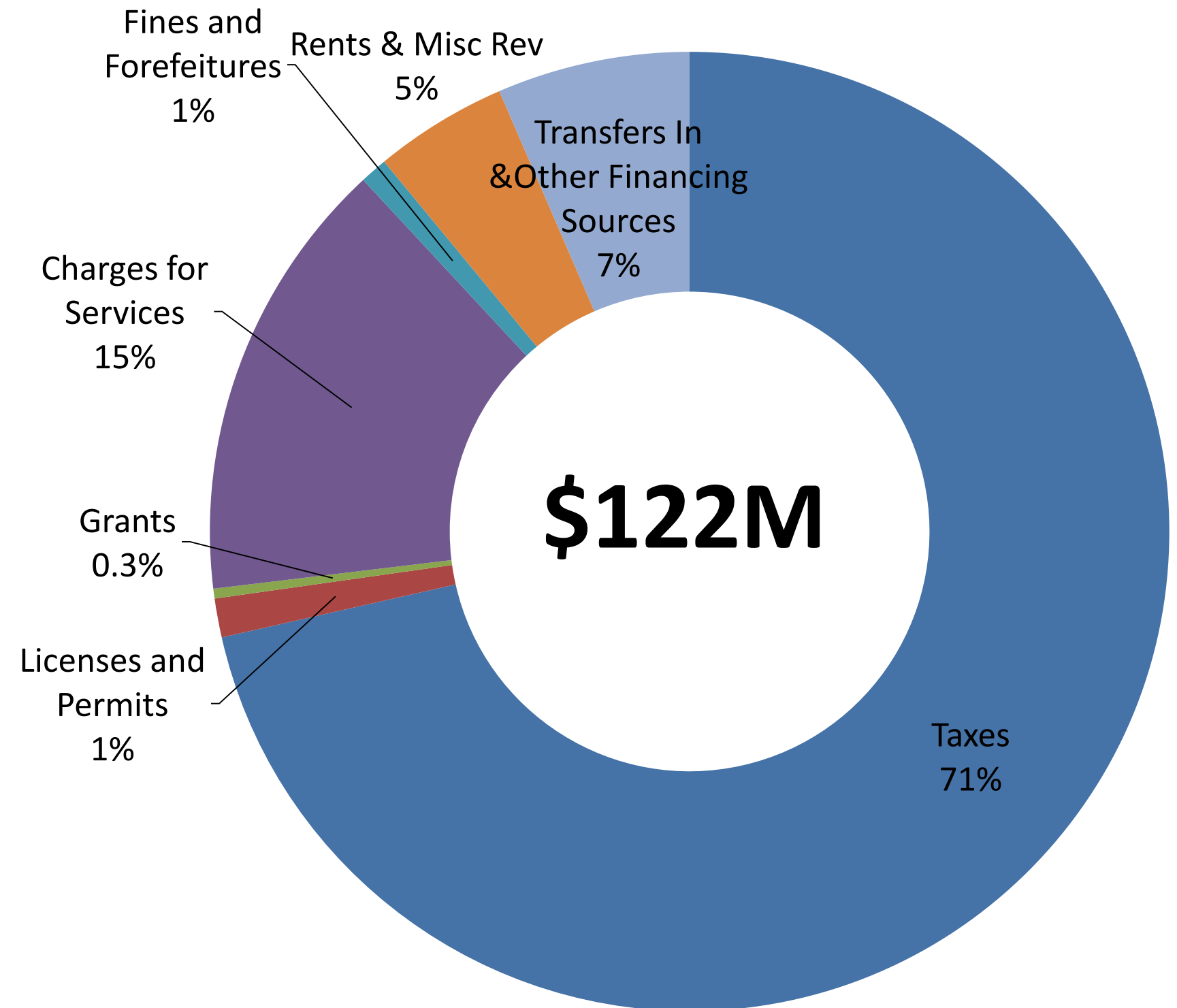
- Responsive to employee and community feedback
- Proactive strategy
- Citywide integrated approach to solutions
- Building capacity
- Systemic solutions needed at the State and Federal level via lobbyists

# FY 2023 General Fund Proposed Budget

## General Fund Expenditures



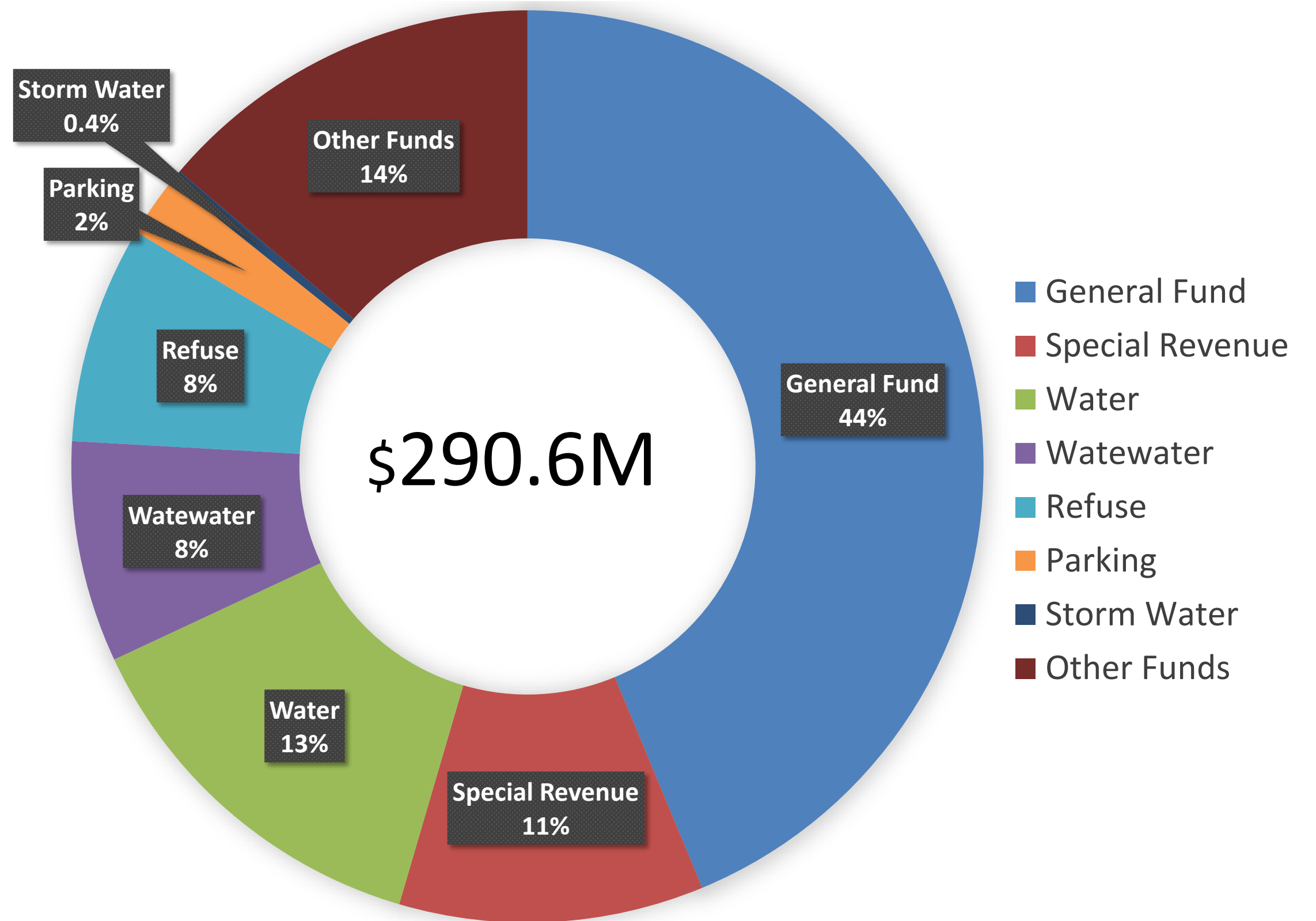
## General Fund Revenues



**+ \$5.2M General Fund Balance**



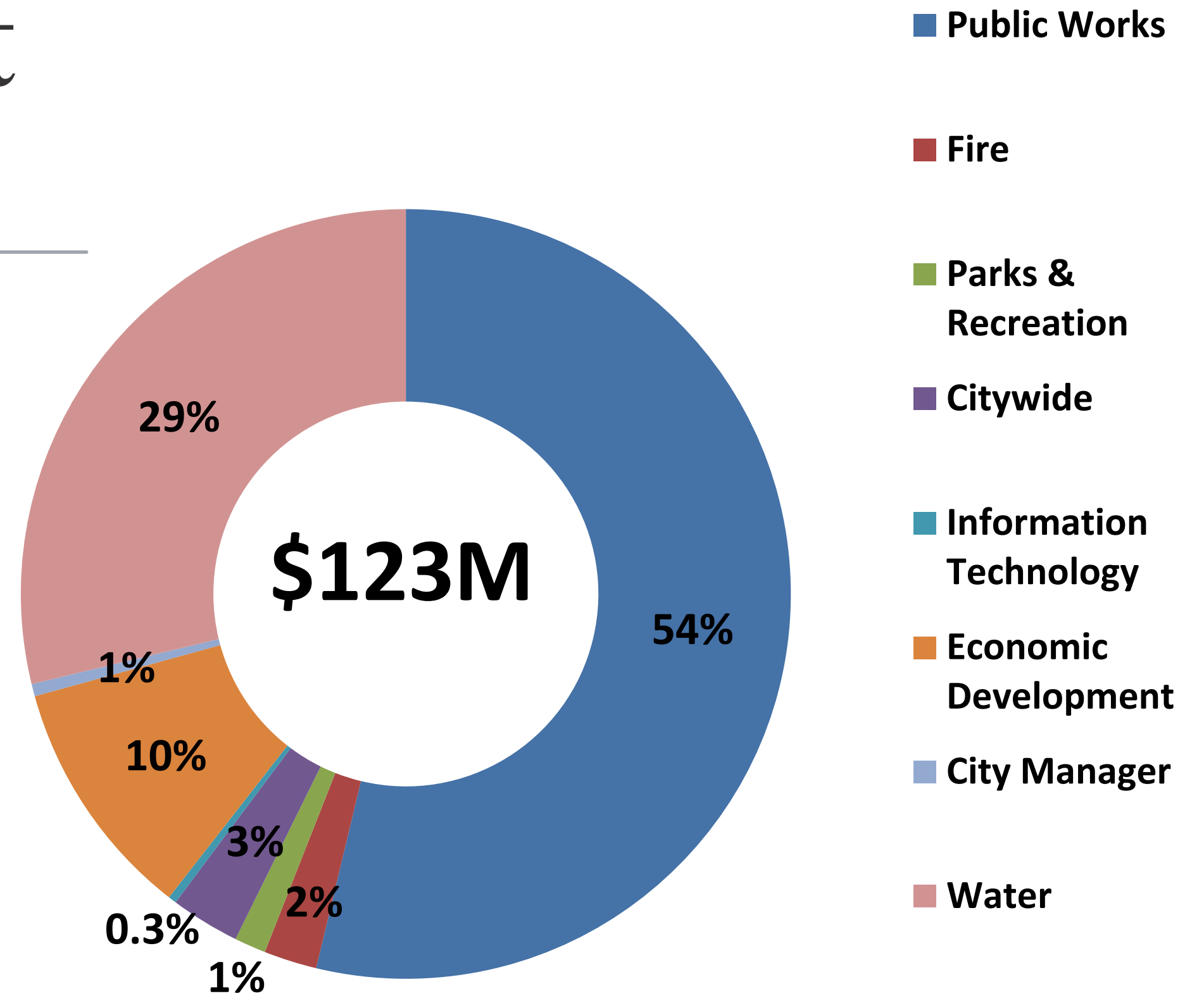
# FY 2023 Citywide Operating Expenditures







# FY23 CIP by Department



# FY 2023 General Fund Priority 1 CIP Projects

Department	Project	Amount
FD	Butler Building for Fire Station 3	26,500
FD	Fire Station 2 Exercise & Storage Facility (rear expansion)	750,000
FD	Generator for Fire Station #3	200,000
PW	West Cliff Drive Stabilization	500,000
FD	Fire Engine Ladder Pierce Tiller 100'	1,500,000
FD	Fire Station 3 Sewer Line with Clean Out	45,000
PR	DeLaveaga Disc Golf Course "Pay to Play" Welcome Area and Course Safety Improvements	235,000
PW	Public Facilities- Energy Savings and Maintenance	200,000
FD	Fire Stations Paging System	150,000
PR	Downtown Recovery- Phase I-IV Infrastructure and Site Beautification and Safety Improvements	470,000
PR	Parks Operations Maintenance Yard- Building Safety Improvements	90,000
PR	Driving Range Outdoor Safety Improvements	200,000
PR	Driving Range Roof & Building Improvements	600,000
<b>Total General Fund CIP Funding Priority 1 Projects</b>		<b>4,966,500</b>

# Unfunded Capital Investment Program

Department	Unfunded CIP Estimates
Fire	20,201,500
Parks & Recreation	58,595,000
Public Works	255,860,000
Citywide	30,500,000
<b>Total Unfunded CIP Estimates</b>	<b>\$365,156,500</b>

# General Fund Reserves (in Millions)

Fund	FY 2020	FY 2021	FY 2022 Est*	FY 2023 Est*
General Fund (unrestricted)	-1.41	6.52	5.23	0
OPEB Reserve	3.50	3.76	4.38	4.51
Pension Reserve	7.56	8.60	9.48	9.77
Stabilization Reserve	6.17	6.23	6.42	6.61
Total GF Reserves	15.82	25.11	25.51	20.89
Reserve Goal ~17% of Expenditures	17.3	16.60	19.20	22.0

\*Includes American Rescue Plan funding

- Reserves are a sign of the City's fiscal stability
  - GFOA best practice is 2 months operating expenditures
  - In times of fiscal distress, provides the City time to make responsible decisions without making drastic budget reductions (about 60% of General Fund budget is staffing)
  - Reduces the City's borrowing costs by decreasing interest rates



# Summary of Budget Solutions





# Budget Solutions

Target Reduction  
\$2,328,800

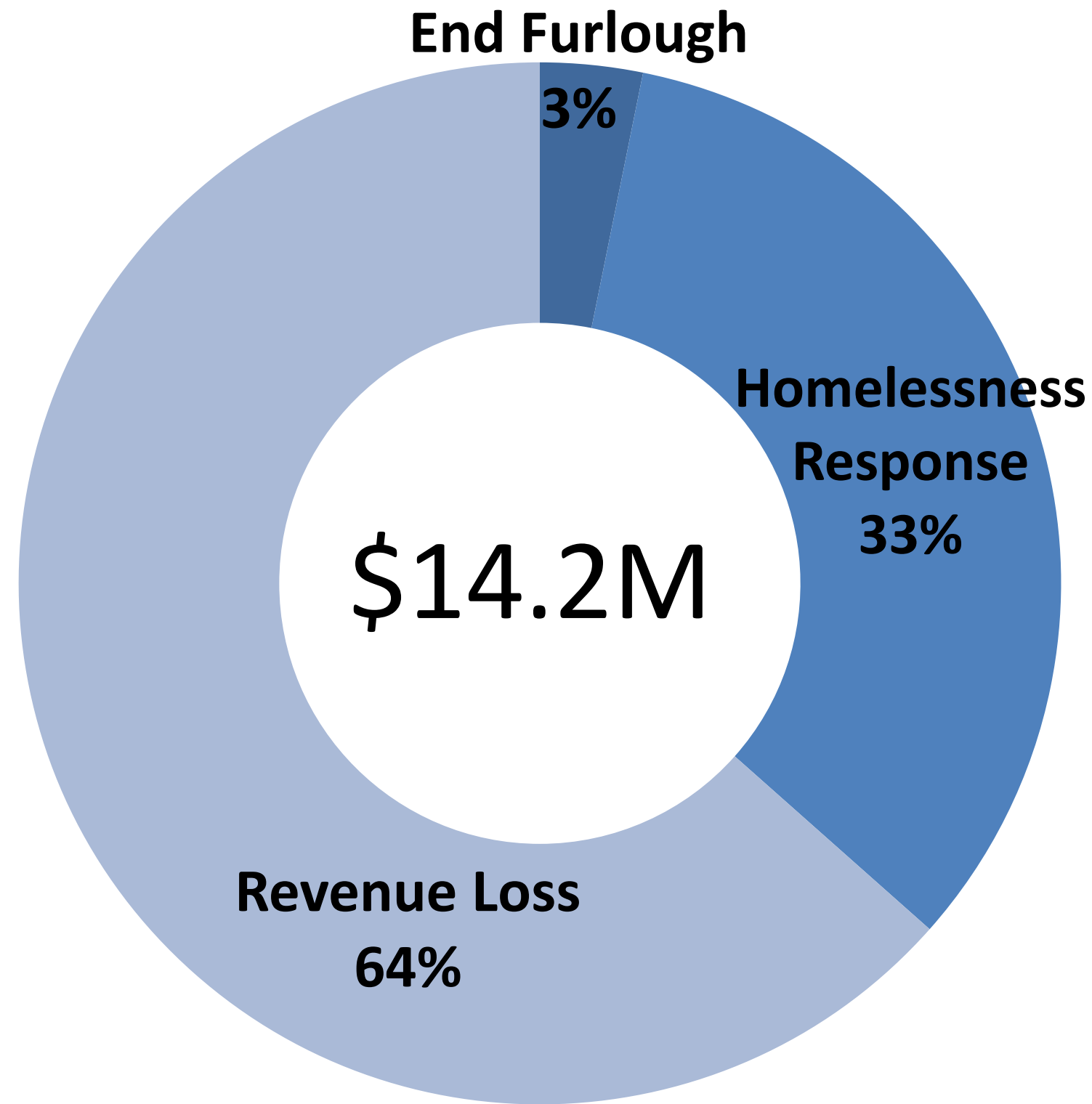
Proposed Solution  
\$2,454,770



# General Fund Budget Solutions by Department

Department	Amount
City Manager, City Clerk, City Council, City Attorney	173,451
Economic Development	65,000
Finance	72,500
Fire	682,313
Human Resources	51,800
Information Technology	180,000
Parks and Recreation	178,007
Planning and Community Development	311,358
Police	641,794
Public Works	98,547
<b>Total General Fund Budget Solutions</b>	<b>\$2,454,770</b>

# American Rescue Plan Act Summary



- May, 2021: Coverage for Furloughs Ending Early - \$450,000
- December 2021: Safe sleeping, parking, storage and infrastructure costs - \$4,243,659
- May 2022: Two transportation vans and additional program administration for homelessness response - \$486,000
- Over the last three years: Revenue loss coverage - over \$21M in revenue losses - approximately \$9M

# What is Measure F?

- June 7 Ballot measure for the City of Santa Cruz General Fund
- One-half of one percent sales tax, or 5 cents on every \$10
  - Maintains essential services
  - Would raise about \$8 million annually

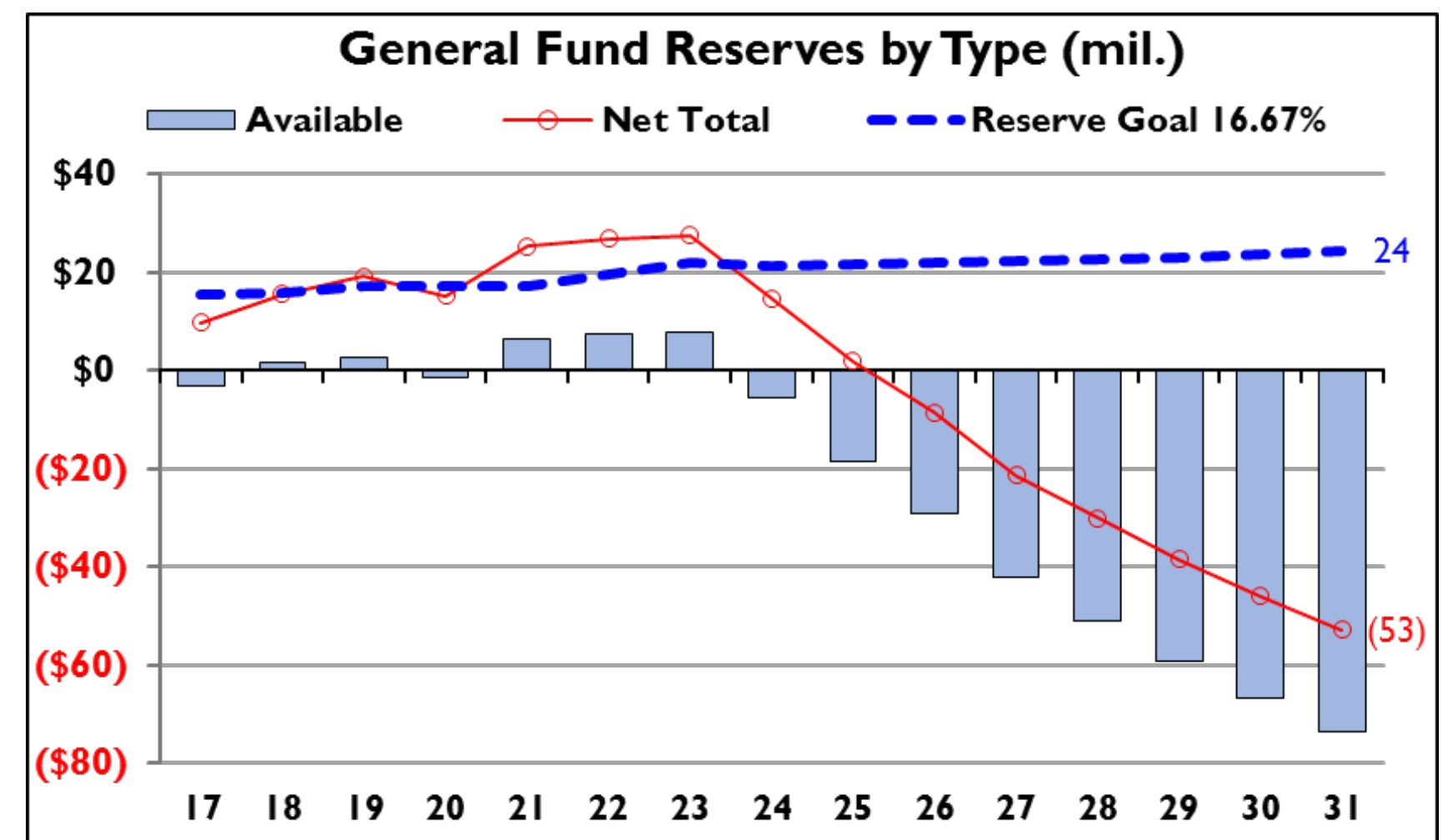
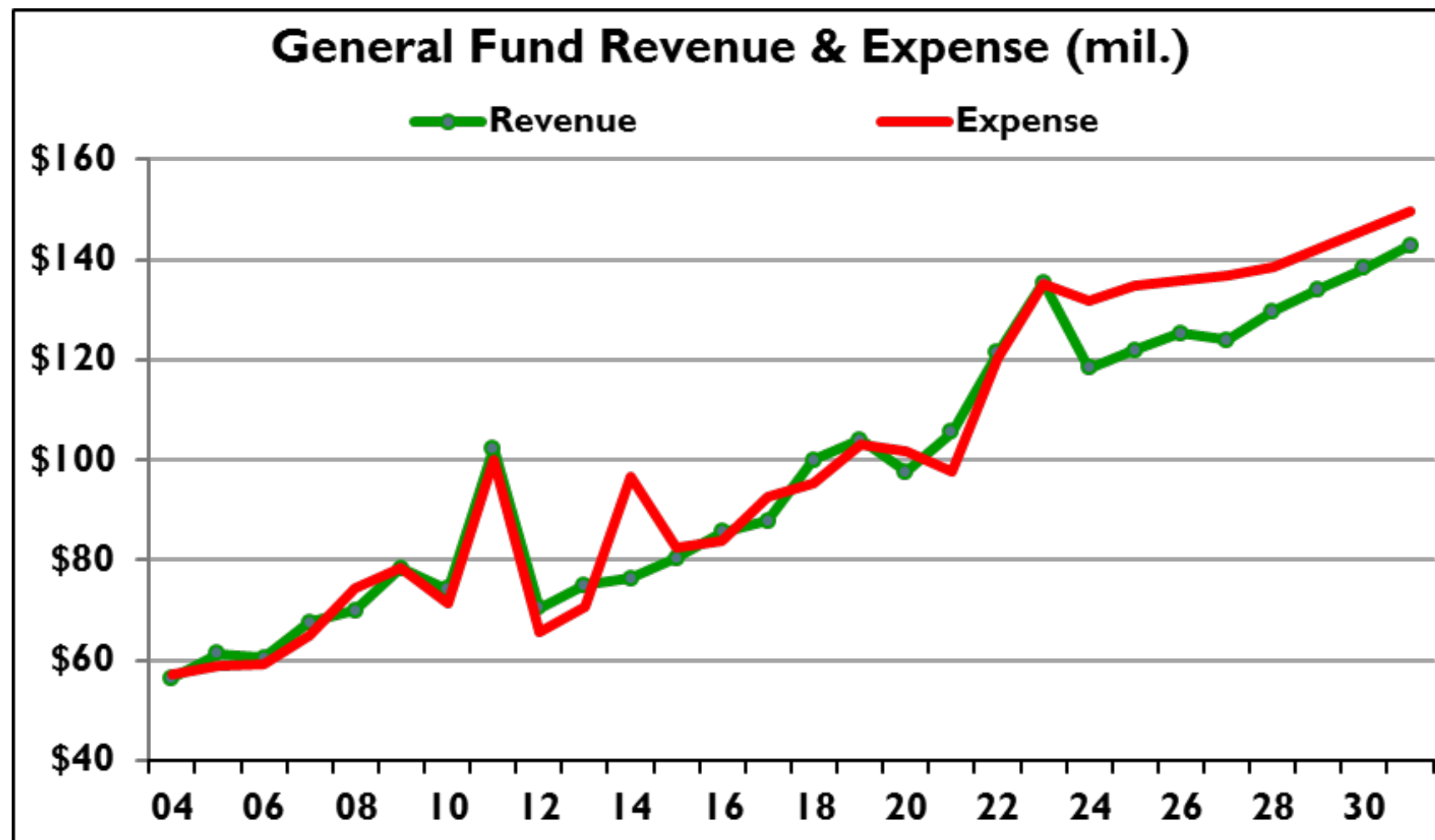


# Budget Forecast With No Measure F

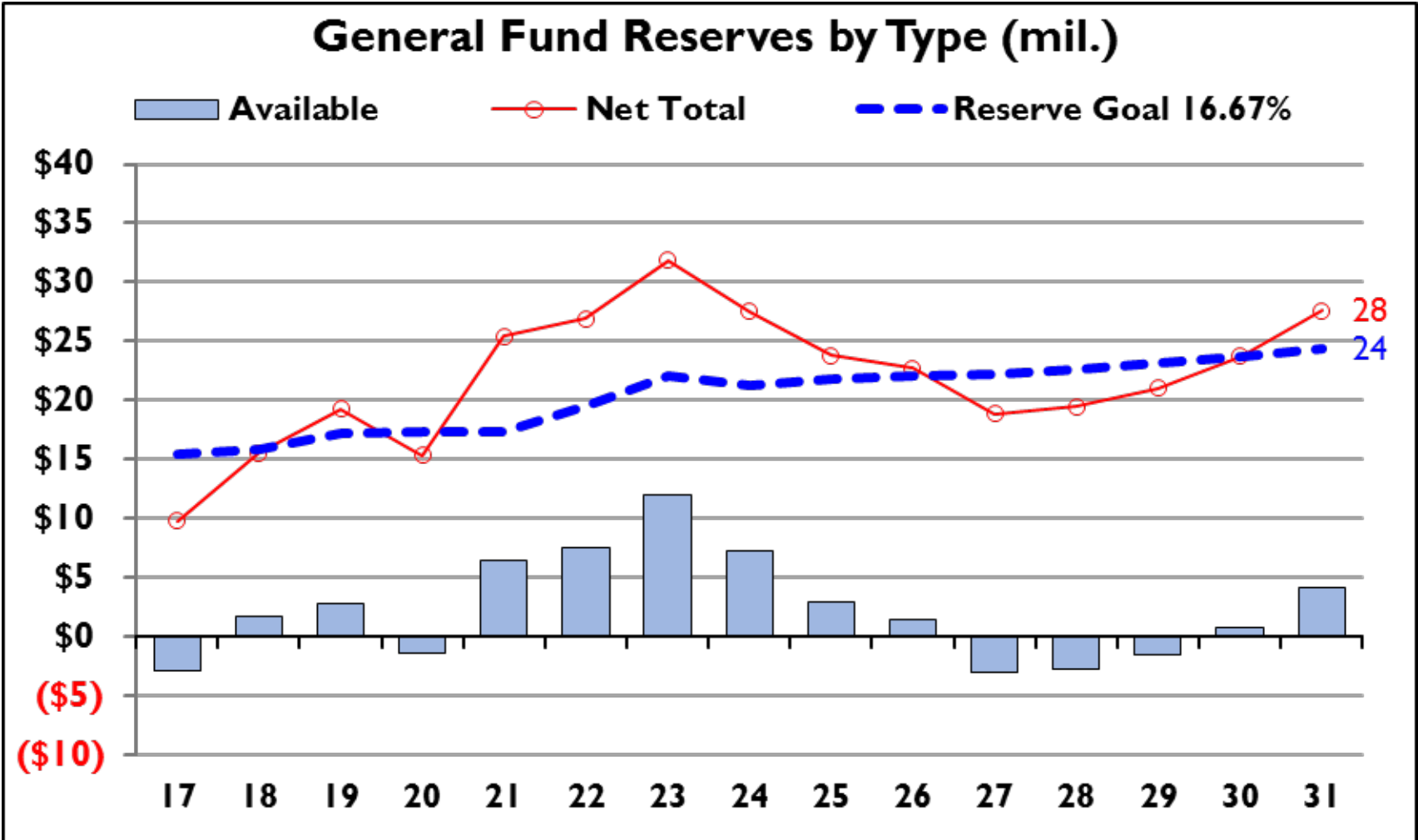
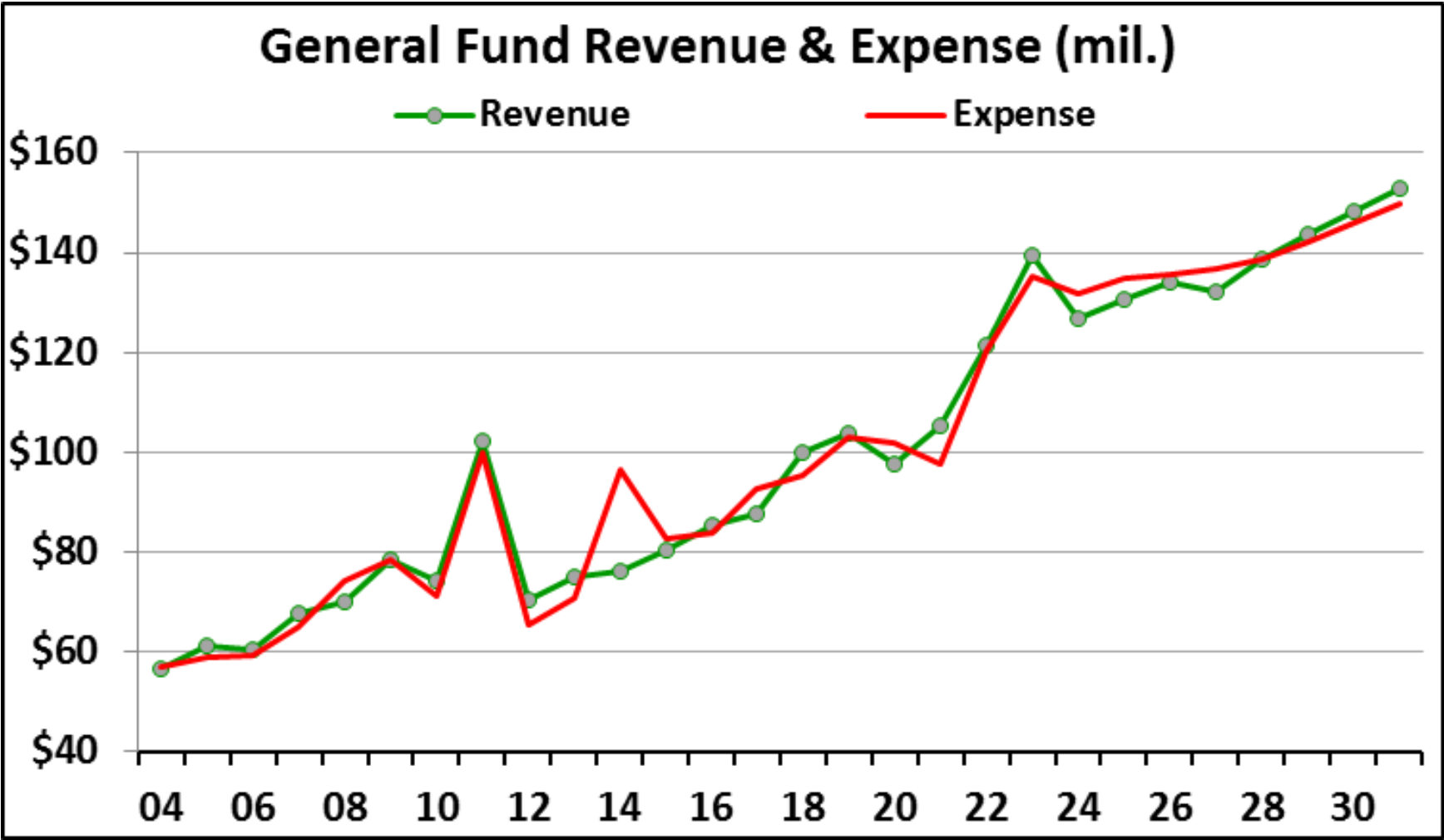
- \$5M toward CIP projects
- \$1.6M new positions
- \$4M ongoing homelessness response programs
- \$2M ERP in FY23-FY26
- \$7M one-time homelessness CIP in FY23
- Modest growth in employee costs
- \$2.3M in Liability Insurance in FY23, growing through FY27

## Revenue and offsets:

- \$14M CA State funding in FY23
- \$1.2M ongoing reductions FY23
- \$1.2M in one-time reductions FY23
- \$7.85M ARPA FY23



# Budget Forecast **With** Measure F



# Council Discussion Items

- Parks & Recreation Department - \$178,007 Expenditure Reduction
  - \$96,000 – Temporary Staff Budget – Services Remain Status Quo
  - \$75,000 – Non-programmed Budget – Special Projects, Fleet, Printing, etc.

# Council Discussion Items

- CORE

- Today - appropriate / adopt CORE FY 2023 Budget of \$1,080,000
- Now - transition options in process with County for non-selected, current FY 2022 recipients
- On June 28<sup>th</sup> - in concert with Board of Supervisors:
  - Transition details for non-selected FY 2022 recipients
  - FY 2023 award recipients, along with appeal results

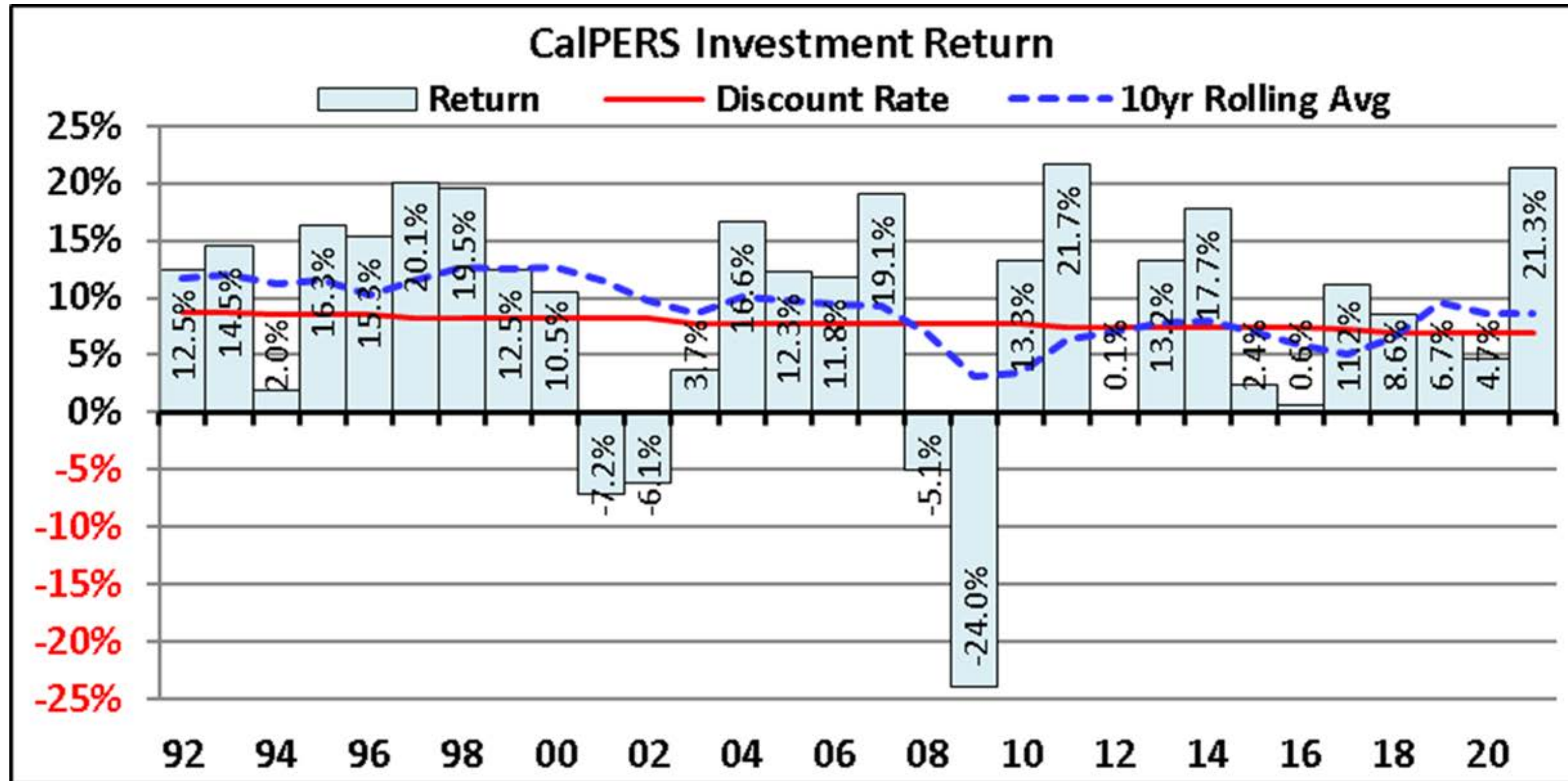


# Challenges on the Horizon

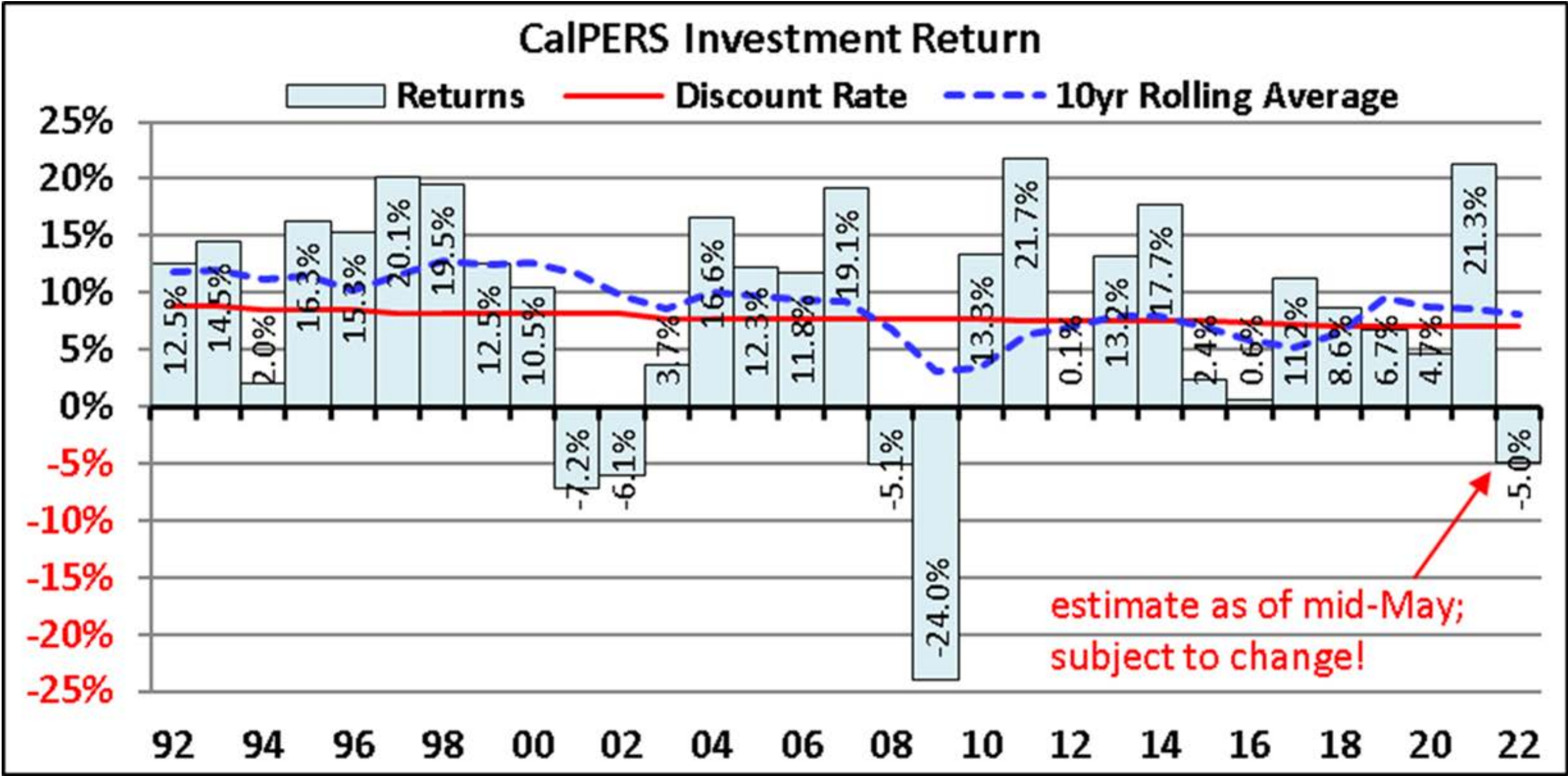




# Challenges on the Horizon: Pension Costs



# Potential Pension Investment Return Scenario



# Mitigating Pension Cost Volatility

- Adopted lower tier pension plans
- Higher employee retirement contribution
- Annual pre-payments of pension liabilities to lower interest payments
- 2018 Pension trusts funded to generate returns to pay portions of future State payment increases

# Overall Fiscal Strategies

- Continue Ad Hoc Revenue and Budget Committee to explore new revenue sources
- Citywide fee study to address cost recovery
- Continue working with lobbyists to secure Federal and State funding
- Develop long-term financial plan
  - Evaluate investment strategies
  - Evaluate pension cost financing
  - Citywide capital asset inventory, evaluation, and financing
  - Long-term liability insurance management plan



# Thank You





## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** Water

**SUBJECT:** Emergency Ordinance Amending Chapter 16.02 (Water Conservation) of the Santa Cruz Municipal Code (WT)

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**RECOMMENDATION:** Motion to adopt an emergency ordinance prohibiting and regulating certain uses of water from the City water supply system not essential to the public health and safety and for water conservation purposes.

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**BACKGROUND:** In response to the ongoing serious drought in California, the Governor issued an executive order in March calling for, among other actions, the State Water Resources Control Board (SWRCB) to adopt emergency regulations requiring urban water suppliers to implement actions from Stage 2 of their Water Shortage Contingency Plans (WSCP) as a means to reduce urban water use in the face of worsening drought conditions across the state. For Santa Cruz, such a requirement would involve water rationing for all customers and implementation of excessive use penalties, all of which is a really heavy lift given the state of Santa Cruz's local supply situation and our customer's ongoing highly efficient water use practices.

In mid-April SWRCB staff released a draft approach to emergency regulations that would not have provided any opportunities for systems using only local supplies and not experiencing local drought conditions to be excluded from a one-size-fits-all requirement for implementation of Stage 2 WSCP actions. After some initial discussion with stakeholders in late April, SWRCB staff released their original proposal for a 6 day public comment period on May 13th in advance of the May 24th SWRCB meeting where the Board was expected to take action.

Working with SWRCB staff, Senator Laird and his staff, and our City and Water Rights attorneys, Tony Condotti and Ryan Bezerra, respectively, Santa Cruz was able to develop language for an "alternate compliance strategy" for the State Board's consideration at its May 24th meeting. With the strong support of Senator Laird and the tremendous advantage of Santa Cruz's consistently strong performance on water use efficiency, the City was successful in having the State Board incorporate into the emergency regulations an alternate compliance strategy that does not require Santa Cruz to implement water rationing for our customers this year.

The alternate compliance strategy incorporated into the new emergency regulations (see attached) applies only to water utilities that meet the following (very narrowly crafted) criteria:

1. The supplier's annual water supply and demand assessment submitted to the Department of Water Resources demonstrates an ability to maintain reliable supply until September 30, 2023.
2. The supplier does not rely on, for any part of its supply, the Colorado River, State Water Project, or Central Valley Project, and no more than ten (10) percent of its supply comes from critically over-drafted groundwater basins as designated by the Department of Water Resources.
3. The supplier's average number of gallons of water used per person per day by residential customers for the year 2020 is below 55 gallons, as reported to the Board in the Electronic Annual Report.

While Santa Cruz can definitely meet all three of these criteria, the State Board wanted to make sure that the critical nature of the State's water situation was not "off the radar" even in communities such as Santa Cruz. The result is that emergency regulations do require Santa Cruz to implement some additional water conservation provisions including:

1. Initiating a public information and outreach campaign for water conservation and promptly and effectively reach the supplier's customers, using efforts such as email, paper mail, bill inserts, customer app notifications, news articles, websites, community events, radio and television, billboards, and social media;
2. Implementing and enforcing a rule or ordinance limiting landscape irrigation with potable water to no more than two (2) days per week and prohibiting landscape irrigation with potable water between the hours of 10:00 a.m. and 6:00 p.m.;
3. Implementing and enforcing a rule or ordinance banning a range of wasteful water use practices; and
4. Prohibiting the use of potable water for the irrigation of non-functional turf at commercial, industrial, and institutional sites, where "non-functional turf" is defined as turf that is solely ornamental and not regularly used for human recreational purposes or for civic or community events. Non-functional turf does not include sports fields and turf that is regularly used for human recreational purposes or for civic or community events. The use of potable water for irrigation is not prohibited to the extent necessary to ensure the health of trees and other perennial non-turf plantings or to the extent necessary to address an immediate health and safety need.

**DISCUSSION:** In order to implement the State Board's direction, the Water Department has prepared an emergency ordinance amending Section 16.02 of the Santa Cruz Municipal Code for Council consideration. This section, as currently written, includes a variety of prohibitions of wasteful water practices that have been part of Santa Cruz's code for 20 years. The section also included some other potential restrictions that can be implemented by the Water Director upon notification of the Council and the community. Water Department staff is recommending adding the additional items from 2 through 4 in the list immediately above to a new "Additional Restrictions" section of Section 16.02. These changes will give the Department the authority it needs to implement and enforce the new state imposed requirements for this year and will provide flexibility to adapt to similar circumstances in the future.

In terms of enforcement, every effort will be made to communicate, educate, and advise customers of the need to comply with these regulations prior to taking enforcement actions. Finally, in terms of communications, steps are already being taken to communicate new requirements to key customers, for example, the Boardwalk, and to coordinate with the City of Capitola on how the restrictions will affect their customers.



**FISCAL IMPACT:** The Department is requesting \$75,376 in new appropriations from Water Operations Fund 711 to hire temporary staff to support implementation and enforcement of the required restrictions.

**Prepared By:**  
Rosemary Menard  
Water Director

**Submitted By:**

**Approved By:**  
Matt Huffaker  
City Manager

**ATTACHMENTS:**

1. EMERGENCY ORDINANCE.DOCX
2. STATE BOARD EMERGENCY REGULATIONS 5-24-22.PDF

ORDINANCE NO. 2022-

AN EMERGENCY ORDINANCE OF THE CITY OF SANTA CRUZ AMENDING CHAPTER 16.02 “WATER CONSERVATION” OF TITLE 16 “WATER, SEWERS AND OTHER PUBLIC SERVICES” TO IMPLEMENT STATE WATER RESOURCES CONTROL BOARD EMERGENCY REGULATION TO REDUCE WATER DEMAND AND IMPROVE WATER CONSERVATIONS

WHEREAS, on April 21, May 10, July 8, and October 19, 2021, Governor Newsom issued proclamations that a state of emergency exists statewide due to severe drought conditions and directed state agencies to take immediate action to preserve critical water supplies and mitigate the effects of drought and ensure the protection of health, safety, and the environment; and

WHEREAS, on March 28, 2022, Governor Newsom signed an Executive Order directing the State Water Resources Control Board (State Water Board or Board) to consider adopting emergency regulations to increase water conservation. The Executive Order included a request that the Board require urban water suppliers to implement Level 2 of their water shortage contingency plans, establish water shortage response actions for urban water suppliers that have not submitted water shortage contingency plans, taking into consideration model actions that the Department of Water Resources recommendations, and establish a ban on the irrigation of non-functional turf by entities in the commercial, industrial, and institutional sectors; and

WHEREAS, Water Code section 1058.5 grants the State Water Board the authority to adopt emergency regulations in certain drought years in order to: “prevent the waste, unreasonable use, unreasonable method of use, or unreasonable method of diversion, of water, to promote water recycling or water conservation, to require curtailment of diversions when water is not available under the diverter’s priority of right, or in furtherance of any of the foregoing, to require reporting of diversion or use or the preparation of monitoring reports”; and

WHEREAS, on May 13, 2022, the State Water Board issued public notice that would consider the adoption of the regulation at the Board’s regularly scheduled May 24, 2022 public meeting, in accordance with applicable State laws and regulations. The State Water Board also distributed for public review and comment a Finding of Emergency that complies with State laws and regulations; and

WHEREAS, on May 24, 2022, the State Water Board adopted Resolution No. 2022-0018, adopting California Code of Regulations, Title 23, Section 996, as appended to the resolution as an emergency regulation (the “Emergency Regulation”) that applies to urban water suppliers, as defined by Water Code section 10617; and

WHEREAS, the Emergency Regulation, at subdivision (c)(1), directs each urban water supplier that has submitted a water shortage contingency plan to the Department of Water Resources, at a minimum, to implement all demand reduction actions identified in the supplier’s water shortage contingency plan adopted under Water Code 10632 for a shortage level of ten (10) to twenty (20) percent (Level 2) by June 10, 2022; and

WHEREAS, subdivision (c)(3) of the Emergency Regulation nevertheless specifies that an urban water supplier may implement the actions identified in subdivision (d) in lieu of implementing the demand reduction actions identified in the supplier's water shortage contingency plan adopted under Water Code section 10632 for a shortage level of ten (10) to twenty (20) percent (Level 2), provided the supplier meets all of the following:

(i) The supplier's annual water supply and demand assessment submitted to the Department of Water Resources demonstrates an ability to maintain reliable supply until September 30, 2023.

(ii) The supplier does not rely on, for any part of its supply, the Colorado River, State Water Project, or Central Valley Project, and no more than ten (10) percent of its supply comes from critically overdrafted groundwater basins as designated by the Department of Water Resources.

(iii) The supplier's average number of gallons of water used per person per day by residential customers for the year 2020 is below 55 gallons, as reported to the Board in the Electronic Annual Report; and

WHEREAS, the City of Santa Cruz meets the criteria specified in subdivision (c)(3) for implementation of the demand management actions specified in subdivision (d) of the Emergency Regulation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Santa Cruz as follows:

SECTION 1. The City Council of the City of Santa Cruz hereby finds that there is a current and immediate threat to the public health, safety and/or welfare and a need for immediate preservation of the public peace, health, or safety that warrants this urgency measure, which finding is based upon the facts stated in the recitals above, as well any oral and written testimony at the at the June 14, 2022 City Council meeting.

SECTION 2. This Ordinance and any regulations or actions that may be established and implemented thereunder are hereby declared by the City Council to be an emergency measure necessary for the immediate preservation of the public peace, health or safety. The facts constituting such urgency are all of those certain facts set forth and referenced in Section 1 of this Ordinance.

SECTION 3. Chapter 16.02 "Water Conservation" of Title 16 "Water, Sewers and other Public Services" is hereby renamed "Water Waste Prohibition and Other Water Use Regulations" and amended to read as follows:

"Chapter 16.02

WATER WASTE PROHIBITION AND OTHER WATER USE REGULATIONS

Sections:

16.02.010 Purpose.

- 16.02.020 Application of regulations.
- 16.02.030 Definitions.
- 16.02.040 Regulations.
- 16.02.050 Remedies for Violations.
- 16.02.060 Citation Authority.

#### 16.02.010 PURPOSE.

The purpose of this chapter is to ensure that the water supply of the city of Santa Cruz is put to maximum beneficial use and that waste or unreasonable use or unreasonable method of use of water be prevented and to support implementation of state required urban water use restrictions when local supply conditions do not support implementation of the Water Shortage Contingency Plan described in section 16.01.

#### 16.02.020 APPLICATION OF REGULATIONS.

The provisions of this chapter shall apply to all persons using water, both in and outside the city and within city water service areas, and regardless of whether any person using water shall have a contract for water service with the city. Notwithstanding other code provisions inconsistent with this chapter, the provisions of this chapter shall supersede and prevail until termination of this chapter.

#### 16.02.030 DEFINITIONS.

For the purpose of this chapter, the following words shall have the meanings set forth below:

- (a) “Director” is the director of the water department of the city of Santa Cruz, or his or her designated representative.
- (b) “Drip irrigation” shall mean low-flow point specific irrigation systems that apply water directly to plant root zones through emitters, low volume micro-spray devices that are components of a drip irrigation system, and soaker hoses.
- (c) “Non-functional turf” shall mean turf that is solely ornamental and not regularly used for human recreational purposes or for civic or community events. Non-functional turf does not include sports fields and turf that is regularly used for human recreational purposes or for civic or community events.
- (d) “Person” shall mean any individual, firm, partnership, association, corporation, or political entity.
- (e) “Water” shall mean any water obtained from the water department of the city of Santa Cruz.

## 16.02.040 REGULATIONS.

(a) Water Waste Prohibitions. It is unlawful for any person to use water for any of the following:

1. Fire Hydrants. Use of water from any fire hydrant unless specifically authorized by permit from the city, except by regularly constituted fire protection agencies for fire suppression purposes, or for other authorized uses, including distribution system flushing, fire flow testing, and filling of approved vehicles for sewer system flushing, storm drain maintenance, and street sweeping purposes.
2. Watering/Irrigation. The watering of grass, lawn, groundcover, shrubbery, open ground, crops and trees, including agricultural irrigation, in a manner or to an extent which allows excess water to run to waste.
3. Plumbing Leaks. The escape of water through leaks, breaks, or malfunction within the water user's plumbing or distribution system for any period of time within which such break or leak should reasonably have been discovered and corrected. It shall be presumed that a period of twenty-four hours after the water user discovers such break, leak or malfunction, or receives notice from the city of such condition, whichever occurs first, is a reasonable time within which to correct such condition or to make arrangements for correction.
4. Washing of Exterior Surfaces. The washing of sidewalks, walkways, driveways, parking lots, patios, or other exterior surfaces unless the hose is equipped with an automatic shutoff nozzle.
5. Cleaning of Structures and Vehicles. The cleaning of building exteriors, mobile homes, cars, boats, and recreational vehicles unless the hose is equipped with an automatic shutoff nozzle.
6. Fountains. The operation of an ornamental fountain, unless such water is recycled in the fountain.
7. Cooling. The use of water in new ice-making machines and any other new mechanical equipment that utilizes a single pass cooling system to remove and discharge heat to the sanitary sewer. Water used for all cooling purposes shall be recycled.
8. Commercial Car Washes. The washing of vehicles at a commercial car wash unless the facility utilizes water recycling equipment, or operates on a timer for a limited time period and shuts off automatically at the expiration of the time period.
9. Construction. The use of potable water for dust control or soil compaction purposes in construction activities where there is a reasonably available source of reclaimed water appropriate for such use.

10. The indiscriminate running of water or washing with water not otherwise prohibited in this section, which is wasteful, and without reasonable purpose.
11. Use of potable water to irrigate turf, lawns, gardens, or ornamental landscaping between 10:00 a.m. and 6:00 p.m. unless by drip irrigation, or by hand watering with a quick acting positive shut off nozzle. (Exceptions may be made by the director for professional gardeners where there is no ability to not water between 10:00 a.m. and 6:00 p.m.).

(b) Imposition of State-Mandated Restrictions. From time to time the City may require additional water use restrictions in order to comply with state mandated restrictions on water use to address state-wide drought conditions when local supply conditions do not warrant implementation of the Water Shortage Contingency Plan. The water director shall provide notification to city council and the public before any such restrictions are put into effect. Such restrictions may include, but are not limited to:

1. Landscape Irrigation. To prevent unreasonable use of water and to promote water conservation, the number of days per week on which landscape irrigation is allowed may be limited and/or specific watering days may be assigned on which landscape irrigation is allowed.
2. Non-Functional Turf. To prevent the unreasonable use of water and to promote water conservation, the use of potable water for non-functional turf by commercial, industrial, or institutional users (as defined at 23 Cal. Code of Regulations section 996) may be restricted or prohibited. The use of water necessary to ensure the health of trees and other perennial non-turf landscaping is not prohibited.
3. A prohibition on serving drinking water to any customer, unless expressly requested, by a restaurant, hotel, cafe, cafeteria, or other public place where food is sold, served, or offered for sale.
4. The use of potable water for washing sidewalks, driveways, buildings, structures, patios, parking lots, or other hard surfaced areas, except in cases where health and safety are at risk.
5. The use of potable water for street cleaning or construction site preparation purposes, unless no other method can be used or as needed to protect the health and safety of the public.
6. The application of water to irrigate turf and ornamental landscapes during and within 48 hours after measurable rainfall of at least one fourth of one inch of rain. In determining whether measurable rainfall of at least one fourth of one inch of rain occurred in a given area, enforcement may be based on records of the National Weather Service, the closest CIMIS station to the parcel, or any other reliable source of rainfall data available to the entity undertaking enforcement of this subdivision.

7. The use of potable water for irrigation of ornamental turf on public street medians.

16.02.050 REMEDIES FOR VIOLATIONS. Violations of this chapter shall be subject to any or all of the remedies set forth in this section.

(a) Administrative Enforcement. Any person, firm, partnership, association, corporation, political entity or other water department customer violating any provision of this chapter may be subject to the administrative enforcement provisions, and assessed administrative penalties, in accordance with the administrative enforcement provisions of Section 16.01.110.

(b) Disconnection.

1. Any person in violation of the provisions of this chapter who fails to take corrective action within fifteen days of receiving written notification of the violation may be subject to disconnection of water service or installation of a water flow restrictor as deemed appropriate by the director or designee. Prior to disconnection or installation of water flow restrictor, reasonable notice and an opportunity to cure shall be given. Upon disconnection of water service a written notice shall be served upon the violator, or conspicuously posted at the entrance of the violator's premises, and shall state the time, place and general description of the violation and the method by which reconnection can be accomplished.
2. Where water service is disconnected, as authorized above, it shall be immediately reconnected upon correction of the condition or activity and the payment of the reconnection charge in an amount specified by resolution of the city council.

(c) Infraction Citation. In accordance with Title 23 Cal. Code of Regulations Sections 995(e) and 996 (d)(3), any person violating this chapter shall be deemed guilty of an infraction punishable by a fine of up to five hundred dollars (\$ 500) for each day in which the violation occurs. . Any fine imposed pursuant to this subsection is in addition to, and does not supersede or limit, any other remedies, civil or criminal, including those provide for in Title 4 of the Santa Cruz Municipal Code. Each and every day a violation of this chapter exists constitutes a separate and distinct offense for which enforcement action may be taken.

16.02.060 CITATION AUTHORITY.

All peace officers and persons authorized by law to issue citations within the water service area shall, in conjunction with duties imposed by the law, diligently enforce the provisions of this chapter. Pursuant to the provisions of Section 836.5 of the State Penal Code, the following officers and employees of the city of Santa Cruz are hereby designated and authorized to issue citations for enforcement of this chapter:

Director of the water department

Deputy director/operations manager  
Deputy director/Engineering manager  
Water quality manager  
Customer service manager  
Meter shop supervisor  
Water meter specialist  
Utility supervisor;  
Production superintendent;  
Water distribution superintendent  
Water distribution crew chief  
Water conservation representative  
Utility services field technician  
Utility service representative;  
Water department employees designated by the director.”

#### SECTION 4. Severability

If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance which can be implemented without the invalid provisions, and to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted this ordinance and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.

#### SECTION 5. California Environmental Quality Act (CEQA) Compliance.

This ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and Section 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, because it has no potential for resulting in physical change to the environment, directly or indirectly.)

#### SECTION 6. This Emergency Ordinance shall be adopted upon its first reading and become



effective immediately upon its adoption pursuant to Section 612 of the Charter of the City of Santa Cruz.

PASSED FOR ADOPTION as an emergency ordinance this 14<sup>th</sup> day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: \_\_\_\_\_  
Sonja Brunner, Mayor

ATTEST: \_\_\_\_\_  
Bonnie Bush, City Clerk Administrator

This is to certify that the above and foregoing document is the original of Ordinance No. 2022-XX and that it has been published or posted in accordance with the Charter of the City of Santa Cruz.

\_\_\_\_\_  
Bonnie Bush, City Clerk Administrator

**STATE WATER RESOURCES CONTROL BOARD  
RESOLUTION NO. 2022-0018**

**TO ADOPT AN EMERGENCY REGULATION  
TO REDUCE WATER DEMAND AND IMPROVE WATER CONSERVATION**

**WHEREAS:**

1. On April 21, May 10, July 8, and October 19, 2021, Governor Newsom issued proclamations that a state of emergency exists statewide due to severe drought conditions and directed state agencies to take immediate action to preserve critical water supplies and mitigate the effects of drought and ensure the protection of health, safety, and the environment.
2. These proclamations urge Californians to reduce their water use.
3. On March 28, 2022, Governor Newsom signed an Executive Order directing the State Water Resources Control Board (State Water Board or Board) to consider adopting emergency regulations to increase water conservation. The Executive Order includes a request that the Board require urban water suppliers to implement Level 2 of their water shortage contingency plans, establish water shortage response actions for urban water suppliers that have not submitted water shortage contingency plans, taking into consideration model actions that the Department of Water Resources, and establish a ban on the irrigation of non-functional turf by entities in the commercial, industrial, and institutional sectors.
4. Many Californians and urban water suppliers have taken bold steps over the years to reduce water use; nevertheless, the severity of the current drought requires additional conservation actions from urban water suppliers, residents, and the commercial, industrial, and institutional sectors.
5. Water conservation is the easiest, most efficient, and most cost-effective way to quickly reduce water demand and extend limited water supplies through this summer and into the next year, providing flexibility for all California communities. Water saved is water available next year, giving water suppliers added flexibility to manage their systems effectively over time. The more water that is conserved now, the less likely it is that a community will experience dire shortages that may require water rationing or other emergency actions.
6. Most Californians use more water outdoors than indoors. In many areas, 50 percent or more of daily water use is for irrigation of lawns and outdoor landscaping irrigation. Outdoor water use is generally discretionary, and many irrigated landscapes would not suffer greatly from receiving a decreased amount of water.

7. The use of potable water to irrigate turf on commercial, industrial, or institutional properties that is not regularly used for human recreational purposes or for civic or community events can be reduced in commercial, industrial, and institutional areas to protect local water resources and enhance water resiliency.
8. Public information and awareness are critical to achieving conservation goals, and the Save Our Water campaign ([SaveOurWater.com](https://www.saveourwater.com)), run jointly by the Department of Water Resources (DWR) and the Association of California Water Agencies, is an excellent resource for conservation information and messaging that is integral to effective drought response.
9. [SaveWater.CA.Gov](https://www.savewater.ca.gov) is an online tool designed to help save water in communities. This website lets anyone easily report water waste from their phone, tablet, or computer by simply selecting the type of water waste they see, typing in the address where the waste is occurring, and clicking send. These reports are filed directly with the State Water Board and relevant local water supplier.
10. Enforcement against water waste is a key tool in conservation programs. When conservation becomes a social norm in a community, the need for enforcement is reduced or eliminated.
11. On March 28, 2022, the Governor suspended the environmental review required by the California Environmental Quality Act to allow State Water Board-adopted drought conservation emergency regulations and other actions to take place quickly to respond to emergency conditions.
12. Water Code section 1058.5 grants the State Water Board the authority to adopt emergency regulations in certain drought years in order to: “prevent the waste, unreasonable use, unreasonable method of use, or unreasonable method of diversion, of water, to promote water recycling or water conservation, to require curtailment of diversions when water is not available under the diverter’s priority of right, or in furtherance of any of the foregoing, to require reporting of diversion or use or the preparation of monitoring reports.”
13. On May 13, 2022, the State Water Board issued public notice that it will consider the adoption of the regulation at the Board’s regularly scheduled May 24, 2022 public meeting, in accordance with applicable State laws and regulations. The State Water Board also distributed for public review and comment a Finding of Emergency that complies with State laws and regulations.
14. The emergency regulation exempts suppliers from enforcing connection moratoria, if their Level 2 demand management actions call for them, because new residential connections are critical to addressing the state’s housing supply shortage. However, the Board recognizes connections for other projects may not be appropriate given the shortage conditions and urges water suppliers to carefully evaluate new development projects for their water use impacts.

15. Disadvantaged communities may require assistance responding to Level 2 conservation requirements, including irrigation restrictions, temporary changes to rate structures, and prohibited water uses. State shortage contingency plans aimed at increasing water conservation, and state and local agencies should look for opportunities to provide assistance in promoting water conservation. This assistance should include but not be limited to translation of regulation text and dissemination of water conservation announcements into languages spoken by at least 10 percent of the people who reside in a water supplier's service area, such as in newspaper advertisements, bill inserts, website homepage, social media, and notices in public libraries.
16. The Board directs staff to consider the following in pursuing any enforcement of section 996, subdivision (e): before imposing monetary penalties, staff shall provide one or more warnings; monetary penalties must be based on an ability to pay determination, consider allowing a payment plan of at least 12 months, and shall not result in a tax lien; and Board enforcement shall not result in shutoff.
17. The Board encourages entities other than Board staff that consider any enforcement of this regulation to apply these same factors identified in resolved paragraph 16. Nothing in the regulation or in the enforcement provisions of the regulation precludes a local agency from exercising its authority to adopt more stringent conservation measures. Moreover, the Water Code does not impose a mandatory penalty for violations of the regulation adopted by this resolution, and local agencies retain their enforcement discretion in enforcing the regulation, to the extent authorized, and may develop their own progressive enforcement practices to encourage conservation.

THEREFORE BE IT RESOLVED THAT:

1. The State Water Board adopts California Code of Regulations, title 23, section 996, as appended to this resolution as an emergency regulation that applies to urban water suppliers, as defined by Water Code section 10617.
2. State Water Board staff shall submit the regulation to the Office of Administrative Law (OAL) for final approval.
3. If, during the approval process, State Water Board staff, the State Water Board, or OAL determines that minor corrections to the language of the regulation or supporting documentation are needed for clarity or consistency, the State Water Board Executive Director or designee may make such changes.

4. This regulation shall remain in effect for one year after filing with the Secretary of State unless the State Water Board determines that it is no longer necessary due to changed conditions or unless the State Water Board renews the regulation due to continued drought conditions, as described in Water Code section 1058.5.
5. The State Water Board directs State Water Board staff to work with the Department of Water Resources and the Save Our Water campaign to disseminate information regarding the emergency regulation.
6. The State Water Board directs staff to, by January 1, 2023, survey urban water suppliers on their experience protecting trees and tree cover during drought, with attention to disadvantaged communities. The survey shall inquire about challenges encountered, strategies used, costs, and successes in protecting trees.
7. Nothing in the regulation or in the enforcement provisions of the regulation precludes a local agency from exercising its authority to adopt more stringent conservation measures. Local agencies are encouraged to develop their own progressive enforcement practices to promote conservation.

### CERTIFICATION

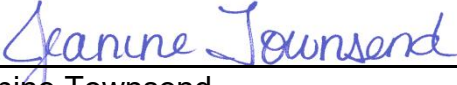
The undersigned Clerk to the Board does hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted at a meeting of the State Water Resources Control Board held on May 24, 2022.

AYE: Chair E. Joaquin Esquivel  
Vice Chair Dorene D'Adamo  
Board Member Sean Maguire  
Board Member Laurel Firestone

NAY: None

ABSENT: Board Member Nichole Morgan

ABSTAIN: None

  
\_\_\_\_\_  
Jeanine Townsend  
Clerk to the Board

# **ADOPTED EMERGENCY REGULATION TEXT**

*Version: May 24, 2022*

## **Title 23. Waters**

### **Division 3. State Water Resources Control Board and Regional Water Quality Control Boards**

#### **Chapter 3.5. Urban Water Use Efficiency and Conservation**

#### **Article 2. Prevention of Drought Wasteful Water Uses**

##### § 996. Urban Drought Response Actions

(a) As used in this section:

(1) “Commercial, industrial and institutional” refers to commercial water users, industrial water users, and institutional water users as respectively defined in Water Code, section 10608.12, subdivisions (e), (i), and (j), and includes homeowners’ associations, common interest developments, community service organizations, and other similar entities but does not include the residences of these entities’ members or separate interests.

(2) “Common interest development” has the same meaning as in section 4100 of the Civil Code.

(3) “Community service organization or similar entity” has the same meaning as in section 4110 of the Civil Code.

(4) “Homeowners’ association” means an “association” as defined in section 4080 of the Civil Code.

(5) “Non-functional turf” means turf that is solely ornamental and not regularly used for human recreational purposes or for civic or community events. Non-functional turf does not include sports fields and turf that is regularly used for human recreational purposes or for civic or community events.

(6) “Plant factor” has the same meaning as in section 491.

(7) “Separate interest” has the same meaning as in section 4185 of the Civil Code.

(8) “Turf” has the same meaning as in section 491.

(9) “Urban water supplier” has the same meaning as Water Code section 10617.

(10) “Water shortage contingency plan” means the plan required by Water Code section 10632.

(b) Each urban water supplier shall submit to the Department of Water Resources a preliminary annual water supply and demand assessment consistent with section

10632.1 of the Water Code no later than June 1, 2022, and submit a final annual water supply and demand assessment to the Department of Water Resources no later than the deadline set by section 10632.1 of the Water Code.

- (c) (1) Each urban water supplier that has submitted a water shortage contingency plan to the Department of Water Resources shall implement by June 10, 2022, at a minimum, all demand reduction actions identified in the supplier's water shortage contingency plan adopted under Water Code 10632 for a shortage level of ten (10) to twenty (20) percent (Level 2).

(2) Notwithstanding subdivision (c)(1), urban water suppliers shall not be required to implement new residential connection moratoria pursuant to this section.

(3) Notwithstanding subdivision (c)(1), an urban water supplier may implement the actions identified in subdivision (d) in lieu of implementing the demand reduction actions identified in the supplier's water shortage contingency plan adopted under Water Code section 10632 for a shortage level of ten (10) to twenty (20) percent (Level 2), provided the supplier meets all of the following:

(i) The supplier's annual water supply and demand assessment submitted to the Department of Water Resources demonstrates an ability to maintain reliable supply until September 30, 2023.

(ii) The supplier does not rely on, for any part of its supply, the Colorado River, State Water Project, or Central Valley Project, and no more than ten (10) percent of its supply comes from critically overdrafted groundwater basins as designated by the Department of Water Resources.

(iii) The supplier's average number of gallons of water used per person per day by residential customers for the year 2020 is below 55 gallons, as reported to the Board in the Electronic Annual Report.

- (d) Each urban water supplier that has not submitted a water shortage contingency plan to the Department of Water Resources shall, by June 10, 2022, and continuing until the supplier has implemented all demand reduction actions identified in the supplier's water shortage contingency plan adopted under Water Code 10632 for a shortage level of ten (10) to twenty (20) percent (Level 2), implement at a minimum the following actions:

(1) Initiate a public information and outreach campaign for water conservation and promptly and effectively reach the supplier's customers, using efforts such as email, paper mail, bill inserts, customer app notifications, news articles, websites, community events, radio and television, billboards, and social media.

(2) Implement and enforce a rule or ordinance limiting landscape irrigation with potable water to no more than two (2) days per week and prohibiting landscape irrigation with potable water between the hours of 10:00 a.m. and 6:00 p.m.

(3) Implement and enforce a rule or ordinance banning, at a minimum, the water uses prohibited by section 995. Adoption of a rule or ordinance is not required if the supplier has authority to enforce, as infractions, the prohibitions in section 995 and takes enforcement against violations.

- (e) (1) To prevent the unreasonable use of water and to promote water conservation, the use of potable water is prohibited for the irrigation of non-functional turf at commercial, industrial, and institutional sites.
- (2) Notwithstanding subdivision (e)(1), the use of water is not prohibited by this section to the extent necessary to ensure the health of trees and other perennial non-turf plantings or to the extent necessary to address an immediate health and safety need.
- (3) Notwithstanding subdivision (e)(1), an urban water supplier may approve a request for continued irrigation of non-functional turf where the user certifies that the turf is a low water use plant with a plant factor of 0.3 or less, and demonstrates the actual use is less than 40% of reference evapotranspiration.
- (f) The taking of any action prohibited in subdivision (e) is an infraction punishable by a fine of up to five hundred dollars (\$500) for each day in which the violation occurs. The fine for the infraction is in addition to, and does not supersede or limit, any other remedies, civil or criminal.
- (g) A decision or order issued under this section by the Board, or an officer or employee of the Board, is subject to reconsideration under article 2 (commencing with section 1122) of chapter 4 of part 1 of division 2 of the Water Code.

Authority: Section 1058.5, Water Code.

References: Article X, Section 2, California Constitution; Sections 4080, 4100, 4110, and 4185, Civil Code; Section 8627.7, Government Code; Sections 102, 104, 105, 275, 350, 377, 491, 1122, 10608.12, 10617, 10632, and 10632.1, Water Code; *Light v. State Water Resources Control Board* (2014) 226 Cal.App.4th 1463; *Stanford Vina Ranch Irrigation Co. v. State of California* (2020) 50 Cal.App.5th 976.



## Rosemary Balsley

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**From:** A Webb <aw.info.sub@gmail.com>  
**Sent:** Saturday, June 11, 2022 4:17 PM  
**To:** City Council; Sonja Brunner; Shebreh Kalantari-Johnson; Justin Cummings; Sandy Brown; Donna Meyers; Renee Golder; Martine Watkins  
**Subject:** 6.14.22, Item #28, Water Conservation - Emergency Ordinance

Dear Mayor and City Councilmembers,  
Its great to read that rationing is unlikely this year. Hope that holds true.

It is very **important** in a communication campaign and as a matter of routine that the **"end user" of water is included**, not just limited to the customer (which seems to only mean the "account holder" in the City of Santa Cruz). I'm very glad to see this Ordinance stating it is also applicable to end-users, but the remainder is still a "customer" only focus.

Please consider enhancing this Ordinance and programs in the following 3 areas:

### **1. Communications:**

The communications campaign sections are still directed only to "customers" and do not include any required communications directly to renters (end users) - who are a large part of the City, and about to be more so with all the high density building that is in the pipeline, etc.

It's always been a missing link - no requirements for landlords to provide information to tenants or renters, or directly from the City. Both of these approaches must be included. Perhaps the City can provide notices to be posted onsite in common areas and give landlords a handout to make copies of at regular intervals to give to all tenants: at move-in, and twice a year with current data directly from the City and/or landlord.

### **2. Retrofitting with HE fixtures/appliances:**

There should be requirements that all multi-unit housing, office buildings, hotels/motels, vacation rental properties, retail business that have kitchen/bathrooms/laundry use onsite, be **retrofitted with water efficient fixtures and appliances - NOW**. With city, state (CA Climate Credits and this law), and PG&E rebate programs, costs are minimal to take this action for new water saving toilets/appliances, sink fixtures, landscape watering fixtures & water run off/storage (rainbarrels, grey water: <https://elemental.green/complete-beginner-guide-to-greywater-systems/>).

The City should look at a way to capture water when flushing out water main systems too. Its always hard to witness all that water just running down the storm drains on a maintenance routine. The City of San Jose uses a truck system that filters the water and puts it back into the main system - here's a short clip for inspiration: <https://youtu.be/k3KHPq6vmzk>

I've been to offices and restaurants where there have been years old leaks, and old high volume toilets with signs to hold the handle down until fully drained. I was compelled once, during rationing, to turn off the cold water supply line under a bathroom sink that had not been repaired even after 2 months of a fast steady drip (it was my second visit to a restaurant). There doesn't seem to be consistent, and sometimes no response from the City when reporting leaks and waste. Revisiting compliance staffing and follow up timeliness for improvements would be good, and I see funding is being requested for that. Hopefully it includes properties with sub-meters.

### **3. Sub-metering:**

There are no requirements for sub-meters for apartments and other types of tenant development - which naturally spurs awareness and conservation. This should be considered. Otherwise, the greatest burden of penalties or rationing is still on individual homeowners who have city accounts (aka: "customers"). Landlords pass on costs directly through rent increases in many cases, without any measures taken to conserve, so that direct communication link is important.

Thank you for giving these points serious consideration. Hoping to see them added.

Sincerely,  
Anita Webb

## Rosemary Balsley

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**From:** Garrett <garrettphilipp@aol.com>  
**Sent:** Monday, June 13, 2022 11:27 AM  
**To:** City Council  
**Subject:** 6.14.22 Agenda Item #28 Water Emergency Ordinance

### 6.14.22 Agenda Item #28 Water Emergency Ordinance

Dear Council,

I am writing to thank everyone on the city staff for their hard and successful work advocating for the people of Santa Cruz in getting alternate compliance rules approved to avoid strict and unnecessary water rationing forced onto the city by the State.

Nobody wants fines or higher rates paying for less water while plenty floats in the reservoir.

Our garden plants thank you also.

Even the gophers **thank you**.

In reading other correspondence I note someone thinks mandatory retrofitting of household water systems is needed.

I don't need to remind you if some water fixture was legal when installed it's still legal now, otherwise that would be an ex-post-facto type (unconstitutional) law. It's also all about the water use, not private property fixtures which will eventually all get replaced anyway.

In reading other correspondence I note someone thinks landlords need to be required to pass along all changes to water conservation to renters who are actually the ones using water. Ah... no. If landlords are paying for water I suspect they might be doing that, but in any case, as they say, ignorance of the law is no excuse.

Garrett Philipp - Westside



# City Implementation of State Required Emergency Water Regulations for 2022

June 14, 2022

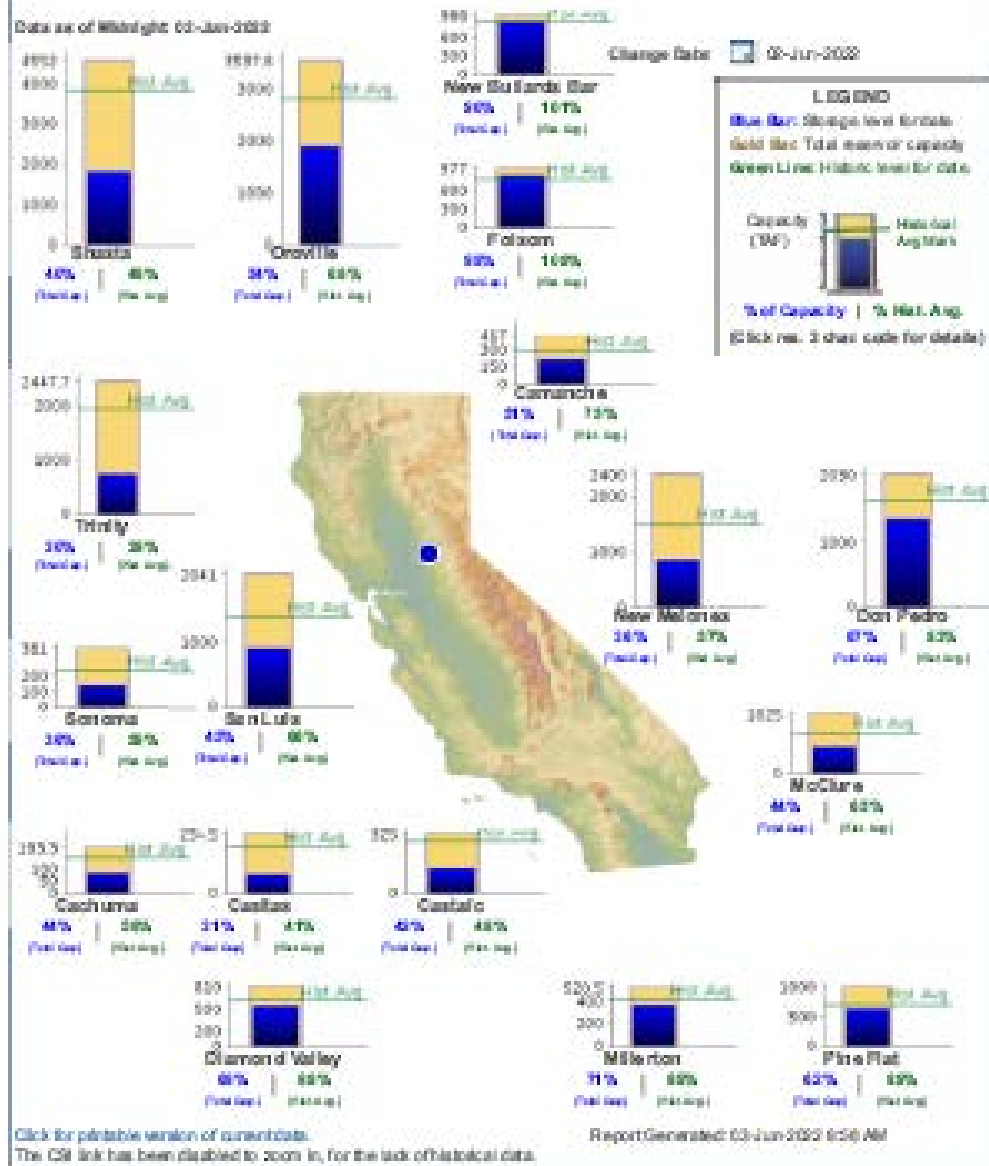
## Our Water, Our Future





# State Drought Conditions

- Third year of severe drought across California.
- Key state supply reservoirs below 50% capacity.
- Very dry winter and low snow-pack driving increasingly urgent call to escalate water conservation practices throughout the state.
- Governor's March Executive Order directs State Water Resources Control Board to consider state-wide mandatory requirements.



# Santa Cruz's water supply situation this year is not typical of conditions elsewhere in California

- The state has enacted emergency water restrictions for urban water suppliers requiring implementing all the Stage 2 actions of agency Water Shortage Contingency Plans.
- An alternate compliance program for agencies similar to Santa Cruz has been provided.



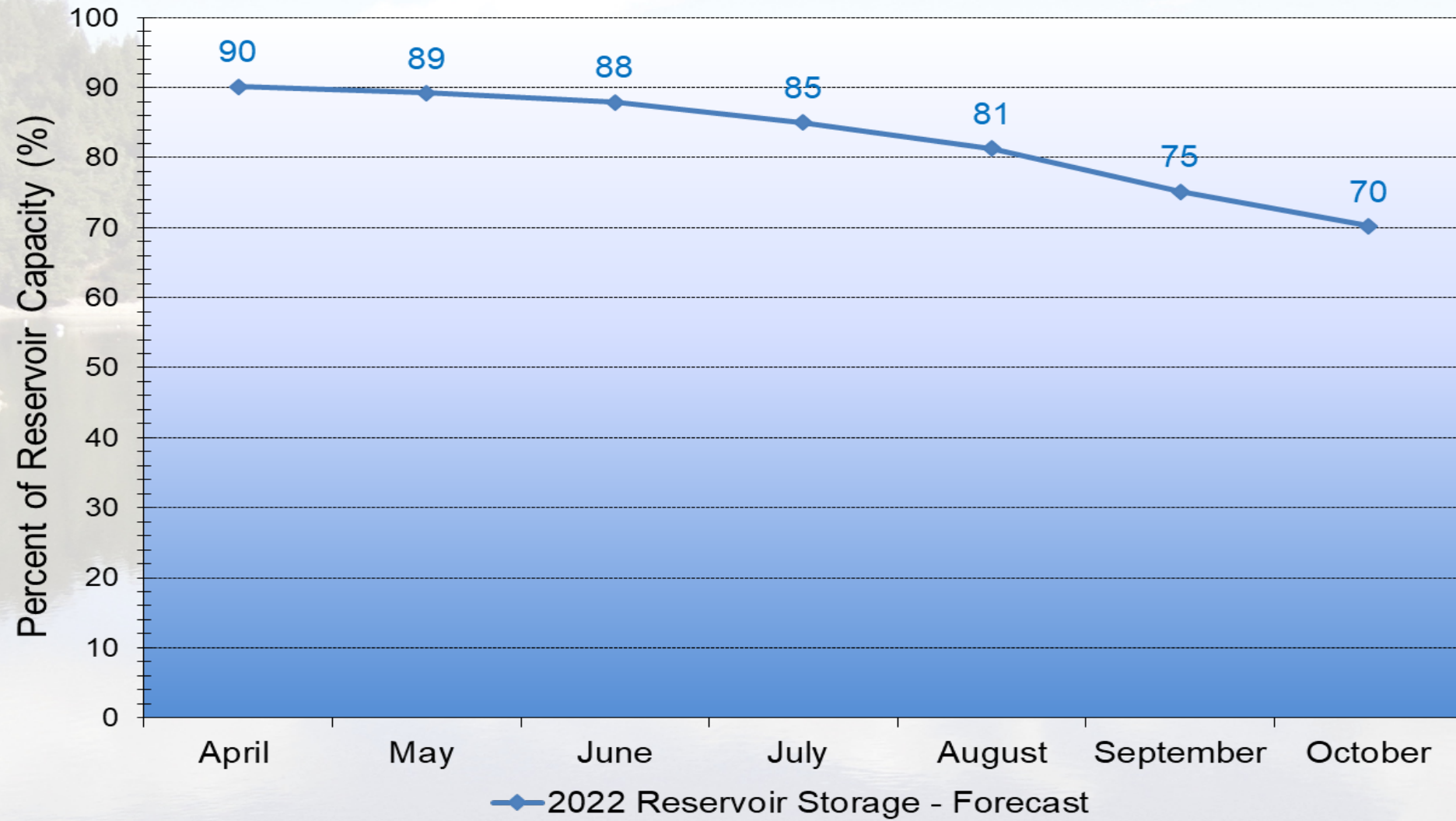
# Alternate Compliance

- The state recognized Santa Cruz's unique situation by providing an alternate compliance strategy for utilities that
  - Have two years of reliable supply;
  - Use no water from Colorado River, State Water Project or Central Valley Water sources, or less than 10% from critically over-drafted groundwater sources; and
  - Have a residential water use that is lower than 55 gpcd.

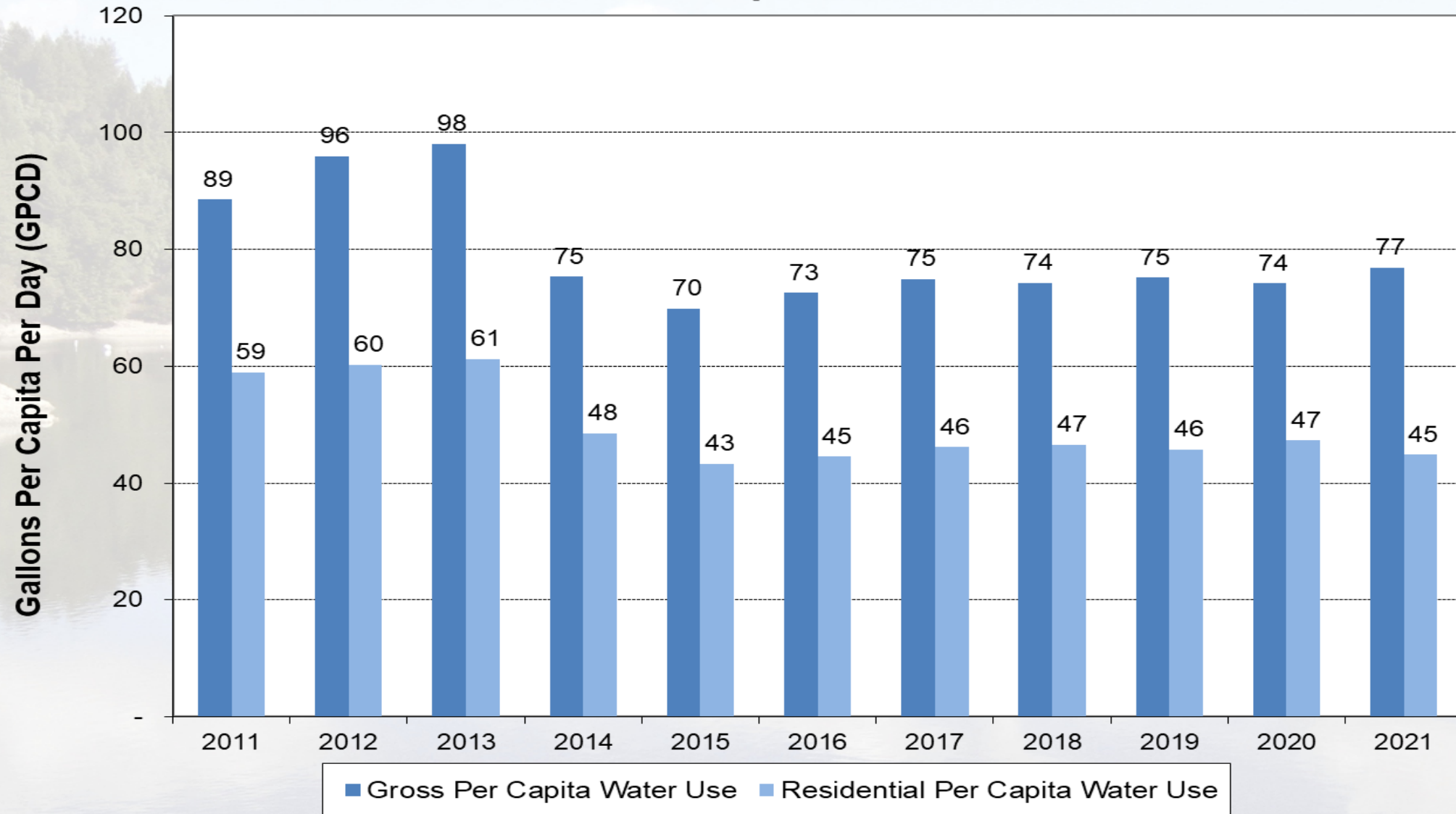


## 2022 Projected Reservoir Drawdown

Starting Reservoir Storage at 90% Capacity on 3/31/22



## Per Capita Water Use





# Alternate actions Santa Cruz must implement:

- Requirements for conservation actions by Santa Cruz are intended to reinforce the ongoing need for water use efficiency throughout the state and include:
  - A public information campaign emphasizing wise water use;
  - Enforcing water waste prohibitions, including irrigating landscaping between 10:00 a.m. and 6:00 p.m. and restricting landscape irrigation to no more than 2 days per week; and
  - Implementing the state-wide prohibition on irrigating “non-functional” turf for commercial, industrial, institutional customers and on non-functional turf areas in HOAs.



# **Emergency Ordinance Amending Chapter 16.02 of the Santa Cruz Municipal Code**

- Provides explicit authority to implement restrictions when required by the state and when local supply conditions do not require implementation of the Water Shortage Contingency Plan;
- Establishes updated authority for administrative enforcement, remedies for violations, and appeals that is aligned with procedures in 2021 Water Shortage Contingency Plan;
- Allows for immediate implementation of restrictions as required by the state.



## City Council AGENDA REPORT

**DATE:** June 2, 2022

**AGENDA OF:** June 14, 2022

**DEPARTMENT:** Planning and Community Development

**SUBJECT:** Approval of a Contract with Kimley-Horn and Associates for Consultant Services for the 6<sup>th</sup> Cycle Housing Element Update (PL)

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**RECOMMENDATION:** Direct the City Manager to execute the contract, in a form approved by the City Attorney, with Kimley-Horn and Associates in the amount of \$260,769 to procure consultant services to complete the 6<sup>th</sup> Cycle Housing Element Update.

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**BACKGROUND:** The Housing Element of the City of Santa Cruz' General Plan is required by State law to be updated on an eight year cycle to address how the City will meet its required Regional Housing Needs Allocation (RHNA). The RHNA is a specified number of housing units in four different affordability levels that is provided as a target for each jurisdiction across the State. Santa Cruz is currently in its fifth RHNA cycle and its sixth cycle will be from 2024 through 2031. State Housing Element law requires each Housing Element update to address a number of topics including a review of the jurisdiction's housing characteristics, housing capacity, demographics, and policies to support housing growth within the jurisdiction. A primary requirement is that the Housing Element demonstrate to the State that the jurisdiction has sufficient, appropriately-zoned land to meet the RHNA for the next cycle in each income category.

Staff has begun the process of updating the Housing Element with the goal to have the City's Housing Element certified by the State by December 2023. Since the last Housing Element update, the State has added a number of new Housing Element requirements. While the previous Housing Element was prepared by staff, the new requirements surpass staff's capacity and necessitate the use of a professional consultant to prepare the document.

The City's Planning staff has been working on multiple efforts to address local housing needs and take advantage of statewide funding opportunities. In May of 2020, the City Council directed staff to apply for a Local Early Action Planning (LEAP) State grant of \$300,000, with the funds to be directed to consultants for help to complete the upcoming Sixth Cycle Housing Element Update and additional funds to be directed to the project to expand the boundaries of the Downtown Plan. Staff received the full funding allocation of \$300,000 in March 2021, and \$150,000 of that grant funding is being put towards the 6<sup>th</sup> Cycle Housing Element Update project. Additional funding from the Planning Department's budget will be utilized to make up the difference between the grant funding and the contract cost.

### *Consultant Procurement Process*

The City released a Request for Proposals in April 2022 (see Request for Proposals attachment) and received two proposals from highly qualified firms by the May 4, 2022 deadline. After reviewing and scoring these proposals, staff selected a preferred consultant for these services. Staff recommends that the City Council direct the City Manager to execute the 6<sup>th</sup> Cycle Housing Element Update project contract with Kimley-Horn and Associates (KHA). The attached Consultant Contract document contains the full project scope, schedule, and fee proposed for this project.

## **DISCUSSION:**

### **Proposal and Consultant Team**

Staff finds that the project proposal by the recommended consultant, KHA, meets the needs of this project. KHA has relevant experience, a proven track record of successfully completing projects with the City, and an interest in supporting the City's equity, public health, and sustainability goals as articulated through the City's Health in All Policies commitment. In particular, KHA has worked on a variety of Housing Element updates, including many 6<sup>th</sup> Cycle updates throughout the State, and in doing so, has worked extensively with the State Department of Housing and Community Development (HCD), the agency that reviews and certifies Housing Elements within California. Given the new and extensive Housing Element requirements, this experience is of significant value. In addition, KHA is experienced with California Environmental Quality Act (CEQA) documentation, which is included in the contract.

KHA fulfills the criteria included in the Request for Proposals, listed below:

- 1) Experience leading a 6<sup>th</sup> Cycle Housing Element update.
- 2) Significant experience in community facilitation, land development, and city planning, especially regarding State housing laws, housing element review, and housing analysis such as housing needs, fair housing, housing constraints, and site inventories.
- 3) Significant experience in community engagement and in meeting with Planning Commissions and City Councils.
- 4) An organized and responsive team who listens to, partners with, and is passionate about collaboration with City staff, decision makers, and all sectors of the community.
- 5) A strategic project manager with substantial experience and success in housing element updates and community engagement.
- 6) Talented writers and illustrators who can prepare user-friendly administrative, draft, and final Housing Element Update deliverables.

### *Scope of Work*

The consultant team has proposed a scope and schedule for the project that will allow the project to be completed and submitted for certification to HCD by December 2023. This timeline provides adequate time to perform all required tasks of the Housing Element Update including: community outreach and engagement; review of the existing Housing Element; housing needs analysis; housing constraints analysis; fair housing assessment; site inventory and analysis of resources; analysis and update of the Housing Element goals, policies, programs, and quantified objectives; City Council and Planning Commission Study Sessions; creating draft and final documents; and submittal of the final document for HCD review. The scope also includes the potential for identifying any needed General Plan amendments and/or rezoning to meet the City's RHNA and

includes the appropriate environmental review of the Housing Element Update to meet CEQA requirements.

The scope of work provides for a Housing Element update process that complies with all State Housing Element laws including new Affirmatively Further Fair Housing (AFFH) requirements. As part of the AFFH, the State requires that the Housing Element Update: “promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations.” The scope of work addresses AFFH by stating:

*Per AB 686, work with City staff to assess various actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. This will include an assessment of fair housing practices, examine the relationship of available sites to areas of high opportunity, and include actions to affirmatively advance fair housing.*

*Incorporate California Tax Credit Allocation Committee / HCD Opportunity Maps that illustrate areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. Consider and review the U.S. Department of Housing and Urban Development Affirmatively Furthering Fair Housing criteria, and utilize the data under the Fair Housing Assessment to assist in the update of the City’s Analysis of Impediments to Fair Housing Choice.*

The AFFH portion of the Housing Element can be a tool to develop citywide policies and actions around affordable housing, fair housing, tenant protections, and displacement risks.

Outreach to historically underrepresented communities is also highlighted in the scope of work. In addition to three citywide community meetings, five focus group meetings will also be held seeking to hear from specific sectors of the community. All engagement materials will be translated into Spanish and all meetings will feature Spanish translation.

### **Next Steps**

Once the contract has been signed, staff will have a kick-off meeting with KHA to trade knowledge, provide data, and further refine the schedule and community engagement plan. A City website will be set up that will keep the public informed of the progress on the project as well as providing information about the process and legal requirements.

### **Health in All Policies**

KHA is committed to achieving the Health in All Policies (HiAP) goals of improving the well-being of all people by incorporating health, sustainability, and equity considerations into the goals and policies of the Housing Element. The Scope of Work includes addressing the AFFH requirements of 2018’s AB 686, including assessing actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. KHA also proposes to incorporate California Tax Credit Allocation Committee/HCD Opportunity Maps that illustrate areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. KHA would also consider and review the U.S. Department of Housing and Urban Development Affirmatively Furthering Fair Housing criteria and utilize the data under the Fair Housing Assessment to assist in the update of the City’s Analysis of Impediments to Fair Housing Choice.



Health and sustainability will be important elements throughout the planning process, including an equitable engagement process. The Housing Element focuses on increasing housing opportunities at all affordability levels and in ways that provide access to opportunities for all.

### **Environmental Review**

The appropriate level of California Environmental Quality Act (CEQA) documentation will be determined by further analysis and the outcomes of the Housing Element Update. However, it is anticipated that an addendum to the 2030 General Plan EIR is the most likely environmental document required. The contract includes an addendum and also includes an optional Supplemental EIR task if additional, targeted environmental review is needed.

**FISCAL IMPACT:** The City received a LEAP grant in the amount of \$300,000, of which \$150,000 will be used for the project. The Advance Planning Division intends to use budgeted Planning Services funds to cover the delta of \$119,769. As Planning Services funds are meant to be used for consultant services and given the size and scope of the project, it is appropriate to use a portion of the funds to complete this required work.

**Prepared By:**  
Katherine Donovan  
Senior Planner

Matt VanHua  
Principal Planner  
Advance Planning

**Submitted By:**  
Lee Butler  
Director of Planning and  
Community Development

**Approved By:**  
Matt Huffaker  
City Manager

### **ATTACHMENTS:**

1. Request for Proposals
2. Consultant Contract

**NOTICE INVITING PROPOSALS FOR  
6<sup>th</sup> Cycle Housing Element Update**

**Proposals Due: May 4, 2022, no later than 5:00 pm**

**Deliver proposals to:**  
**kdonovan@cityofsantacruz.com**

**Project Description:**

The City of Santa Cruz (City) is seeking qualified professional consulting services to update the City's adopted housing element in a manner consistent with current State law, ensuring certification of the final element by the State of California Department of Housing and Community Development (HCD) by December 15, 2023.

Proposals are solicited in accordance with the terms, conditions, and instructions as set forth in this Request for Proposals (RFP).

**For More Information:**

The Request for Proposals document, dated April 6, 2022, may be downloaded from the City's website or obtained from the Planning and Community Development Department, 809 Center St, Rm 101 Santa Cruz, California, 95060. For additional information or assistance, contact Katherine Donovan, Senior Planner, at 831-420-5134 or kdonovan@cityofsantacruz.com.

The City reserves the right to reject any or all proposals and waive any informality or minor defects in proposals received.

## **1. GENERAL INFORMATION FOR CONSULTANTS**

### **1.1 Summary Scope of Work**

The Planning and Community Development Department of the City of Santa Cruz is soliciting proposals for the City of Santa Cruz 6th Cycle Housing Element 2023-2031. The City's current Housing Element was previously certified by HCD and shall serve as a foundation for updating this Housing Element. The Consultant shall assist staff with the Housing Element Update, pursuant to and consistent with the State of California Government Code Sections 65580 through 65589.8, and shall accomplish the following tasks:

The Consultant (or firm) selected shall:

- Evaluate the City's housing capacity based on prior studies
- Review the effectiveness of the City's housing programs, goals, and policies including the City's HUD programs and inclusionary requirements
- Review the production of housing units at all income categories and identify any potential barriers to housing production
- Identify current housing characteristics
- Analyze special housing needs
- Consider new State Housing Laws and programs
- Ensure compliance with recently adopted legislation related to housing elements
- Review General Plan and Zoning Code compliance to determine internal consistency and compliance with newly-adopted legislation and the City's new Housing Element.

The Consultant shall assist staff with the Housing Element Update, pursuant to the State of California Government Code Sections 65580 through 65589.8, and shall accomplish the following tasks:

- Review previous housing element and do a consistency review of current General Plan 2030
- Conduct community outreach including surveys, community meetings, and study sessions with the Planning Commission and City Council
- Provide Housing Element preparation including: needs analysis; Fair Housing Assessment; sites inventory and analysis of resources including but not limited to sites suitable for accommodating lower-income housing pursuant to 65583.2 and other relevant requirements; financial and programmatic resources; housing constraints; and housing goals, policies, and quantified objectives.
- Development of General Plan amendments and a rezoning proposal
- Prepare and finalize Housing Element including the Administrative Draft, Public Review Draft, HCD Public Review Draft, and Adopted Final Housing Element (including submittal to HCD)
- Attend public hearings with Planning Commission and City Council
- Prepare and submit applicable documents under the California Environmental Quality Act (CEQA) including public review, administrative draft, final drafts, and final documents (as needed)

The City also expects all work conducted on this project to comply with the City's Health in All Policies (HiAP) policy and implementation recommendations which are focused on addressing equity, public health, and sustainability. The City's policy is summarized on the City's website:

<https://www.cityofsantacruz.com/government/city-departments/city-manager/health-in-all-policies>.

The Consultant, while preparing the Fair Housing Assessment, shall also consider and review for the U.S. Department of Housing and Urban Development Affirmatively Furthering Fair Housing criteria, and utilize the data under the Fair Housing Assessment to assist in the update of the City's Analysis of Impediments to Fair Housing Choice.

## **1.2 Background**

The City of Santa Cruz (City) is a full-service charter city with a City Council/City Manager form of government and approximately 750 permanent full-time employees, over 40 half-time employees, and almost 350 temporary employees representing 12 departments. It is a municipal corporation, located in Santa Cruz County, California. The area of the City is just under 16 square miles with a population of approximately 65,000. The Citywide Operating Expenditures budget for Fiscal Year 2021-22 is approximately \$221 million.

The City anticipates meeting its 5<sup>th</sup> Cycle RHNA by December 2023 but the 6<sup>th</sup> Cycle RHNA target is about four times greater: 747 units vs. 3736 units. Currently, the City has met all but the Very Low RHNA numbers for the 5<sup>th</sup> Cycle, with enough VLI units in the pipeline to more than meet the RHNA target and approximately double the 2023 total RHNA anticipated. A portion of the City is within the Coastal Zone.

## **1.3 Estimated Dollar Value**

The City of Santa Cruz applied for and received a Local Early Action Planning (LEAP) Grant, part of which will be utilized for the Housing Element update. The City is estimating a budget of approximately \$150,000 for the Housing Element Update project, including CEQA review. At this time, the City anticipates an Addendum to the existing General Plan EIR for the Housing Element will suffice; however, this could change depending on the outcome of analysis performed during the Housing Element process and the outcome of pending legislation that would exempt Housing Elements from CEQA. The City's budget has been impacted by the COVID-19 pandemic and the City would ideally use some amount of this grant funding for staff time on this project as well.

## **1.4 Contact**

If you have any questions concerning this solicitation, please contact Senior Planner Katherine Donovan at 831-420-5134 or [kdonovan@cityofsantacruz.com](mailto:kdonovan@cityofsantacruz.com).

To learn solicitation results, call Katherine Donovan after the due date.

## **1.5 Proposal Deadline**

Proposals are due no later than **5:00 pm, May 4, 2022**. All proposals will be delivered to [kdonovan@cityofsantacruz.com](mailto:kdonovan@cityofsantacruz.com) on or before the due date. **Late proposals may not be considered.**

Consultants will deliver an electronic copy of the proposal on or before 5:00 pm on the due date by email or file transfer addressed to [kdonovan@cityofsantacruz.com](mailto:kdonovan@cityofsantacruz.com). The City prefers electronic proposals. City staff will confirm receipt and ability to download the proposal within one hour of submittal during normal business hours between 9 am and 5:00 pm Monday-Friday and will notify consultants of any inability to download or access the submitted proposal. It is the responsibility of the consultant to ensure that electronic submittals have been received prior to the deadline.

In the event that an electronic proposal cannot be accessed by the City, the consultant will have an opportunity to submit a hard copy within one business day of the initial proposal deadline. Electronic proposals that cannot be accessed prior to 5 p.m. on Friday will need to be received in hardcopy no later than 5 p.m. the following Monday.

## **1.6 Proposal Evaluation and Award**

The City will evaluate proposals and may select one or multiple Proposers to provide the requested services. The contract award will be made to the responsible Proposer(s) whose Proposal(s) is (are) determined to provide the overall best value to the City, considering the evaluation criteria, including price. The various qualitative and quantitative criteria that will be used by the evaluation committee to review and rate proposals includes, but is not limited to, the following:

1. When determining **Responsiveness** of the Consultant's proposal, the City may consider any of the following, including but not limited to:

- a. Proposal received on time and completed per instructions
  - b. Proposal contains required contents, forms, and signatures submitted in accordance with RFP instructions.
2. Proposal is compliant with specifications and industry standards,
3. Consultant is offering the lowest overall price for the best value based on the proposal evaluations as outlined in Section 3.5 of this RFP,
4. When determining **Responsibility** of the Consultant, the City may consider any of the following but not limited to:
  - a. Possession of industry standard licensing and/or certifications
  - b. Financial capacity of the Consultant
  - c. Experience or past performance of the Consultant
  - d. Use of Subcontractors/Subconsultants
  - e. Past, Present and Pending Legal Actions
  - f. Exceptions with City's Terms and Conditions.
  - g. Project delivery schedule.

A Consultant's failure to promptly respond to City's inquires for proposal clarification may result in determination of non-responsibility.

The contract will be awarded on an all or nothing basis and is tentatively scheduled to begin **July 1, 2022**.

Consultants have the right to take exception to the specifications or terms to this solicitation, however, such exceptions may deem the proposal submission non-responsive during evaluation. Any exceptions taken must be explained in the proposal. Any exceptions that contradict the City's terms and conditions or contain provisions that are not in the best interest of the City will disqualify the Consultant. If exceptions are not explained, the Consultant will comply with the specifications as stated in this solicitation.

The City reserves the right to reject any or all proposals and waive any informality or minor defects in proposals received.

### **1.7 Organization of this RFP Document**

The Request for Proposals (RFP) is organized in these sections:

**Section 1- General Information to Consultants:** Contains project summary, contact information, proposal due date, and general background information.

**Section 2- Specifications:** Provides details regarding the contract requirements.

**Section 3- Process Instructions:** Contains the tentative RFP schedule, explains how the proposals will be evaluated, and presents administrative information on the conduct of the RFP process.

**Section 4- Terms and Conditions:** Details the City's contract terms and conditions.

**Section 5- Proposal Cover Page:** Provides basic Consultant contact information and an authorized signature accepting the City's terms and conditions as stated in this solicitation.

**Section 6- RFP Questionnaire:** Presents questions for Consultant response.

**Section 7- Fee Schedule:** Provides format for submitting pricing. Fee Schedules will include all costs incidental to performing the 6<sup>th</sup> Cycle Housing Element Update according to this solicitation.

**Appendix A – Local Business Preference Certification**

**Appendix B – Draft Professional Services Agreement**

## **SECTION 2: SPECIFICATIONS**

### **2.1 Project Overview**

The City of Santa Cruz is looking for a consultant to assist with the preparation of the City's 6<sup>th</sup> Cycle Housing Element Update. The City is a member of the Association of Monterey Bay Area Governments and, as such, the 6<sup>th</sup> Cycle for the City Planning Period runs from December 31, 2023 to December 31, 2032. While, in the past, the City has prepared its Housing Element Updates in-house, changes to Housing Element law have added requirements that shorten timelines for preparation and added public and HCD review timelines that make it difficult for the City's limited staff to update the document. In addition, there are new requirements for additional General Plan Element review that are beyond staff capacity.

### **2.2 Responsibilities of Consultant**

The successful firm will be responsible for providing the services outlined in the HCD Housing Element Completeness Checklist (<https://www.hcd.ca.gov/community-development/housing-element/docs/housing%20element%20completeness%20checklist.pdf>), including the following professional services:

*1. Project Management and Coordination*

This task covers communication and coordination between the consultant and city staff, including meetings, phone conferences, email exchanges, and other communications to ensure timely delivery and adoption of the City's updated housing element. The Proposal should identify the number of meetings anticipated and expectations for jurisdictional staff. Strategies or practices to ensure clear and timely communication and effective project coordination should be described. Strategies for ensuring coordination with HCD over the course of the project should also be addressed, as needed, as well as dates for timely submittals to HCD with HCD review times included.

*2. Review Existing Housing Element*

Review the current Housing Element pursuant to Government Code Section 65588 and other applicable Government Code sections and identify the City's success in accomplishing/implementing the identified goals, policies, and programs; and provide explanations and updates where goals, policies, or programs are in progress, have been abandoned, or have not proven effective. This should include effectiveness of programs to address special needs populations. It should be noted that the City was not required to rezone any properties due to a shortfall of adequate sites in the 5<sup>th</sup> cycle planning period. The City's Annual Housing Element Progress Report contains information that can be utilized in this review.

*3. Community Outreach and Engagement*

Develop a program that effectively reaches, educates, and engages the community throughout the Housing Element update. This should include strategies to ensure broad inclusion, particularly of historically underrepresented populations, with special attention given to communicating information so it is accessible and easy to understand. Outreach is expected to begin early in the process and continue throughout for feedback on important topics such as draft ideas, site options, the draft Housing Element, and environmental reviews. Virtual and in-person meetings should be considered depending on changing safety considerations. Consultant should lead the engagement and provide summaries of the meetings. At a minimum, outreach should consist of:

- Two community meetings
- One stakeholder focus group
- Online presence and virtual participation opportunities such as surveys
- One Study Session each with Planning Commission and City Council

**4. *Housing Needs Analysis***

Consultant will update the needs analysis pursuant to Government Code Section 65583 with data from the HCD preapproved data packet, 2020 U.S. Census data, American Community Survey, and other relevant sources. Consultant will coordinate with staff to develop a current housing inventory and evaluate housing conditions using state-approved criteria. The updated needs analysis will include the following:

- Population and Demographics: Population trends and projections, race and ethnicity, and population age.
- Household Characteristics: Number, size, and type of existing households and characteristics of lower-income households (including extremely low).
- Employment and Income: Employment by industry, occupation of employed residents, and income trends.
- Housing Stock Characteristics: Housing types and conditions, overcrowded households, and vacancy rates.
- Housing Costs and Affordability: Home sale price trends, rental costs, affordability for households at all income levels including existing need for extremely low-income households, and overpayment.
- Special Housing Needs: Special housing needs of persons with disabilities (including persons with developmental disabilities), seniors, large households, female-headed households, homeless, and students.
- Projected Housing Needs: RHNA by income group, including projected extremely low-income households.
- At-Risk Housing: Inventory and analysis of existing affordable units at risk of converting to market rate during the planning period and estimate of the number of units in need of replacement and rehabilitation.
- Opportunities for Energy Conservation: Pursuant to Senate Bill (SB) 375 and Assembly Bill (AB) 32, an inventory and analysis of opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems and design for residential development. The City's 2022 Climate Action Plan update will include some recommendations and the City is currently developing an Existing Building Electrification Roadmap as well.
- Coastal Zone Requirements: Include a description of construction, demolition, and conversion of housing for lower- and moderate-income households within the Coastal Zone.
- Infrastructure: Include a description of consistency with water and sewer priority requirements pursuant to SB 1087 (Gov. Code § 65589.7).

**5. *Analysis of Housing Constraints***

Identify potential and actual governmental and nongovernmental constraints for the preservation, protection, or production of housing across income levels within the city.

**6. *Fair Housing Assessment***

AB 686 requires each City or County to take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. Jurisdictions will need to include an assessment of fair housing practices, examine the relationship of available sites to areas of high opportunity, and include actions to affirmatively advance fair housing. The California Tax Credit Allocation Committee / HCD Opportunity Maps should be included and are intended to display the areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. While preparing the Fair Housing Assessment, the City would like the Consultant to also consider and review for the U.S. Department of Housing and Urban Development Affirmatively Furthering Fair Housing criteria, and to utilize the data under the Fair Housing Assessment to assist in the update of the City's Analysis of Impediments to Fair Housing Choice.



**7. *Sites Inventory and Analysis of Resources***

Prepare the sites inventory section of the Housing Element that meets Government Code section 65583 and section 65583.1. The sites inventory shall demonstrate how the City will satisfy its RHNA in each income category. This includes identifying and evaluating the number of units, location, and assumed affordability of identified sites throughout the community relative to all components of the assessment of fair housing and analyzing and concluding whether the identified sites improve or exacerbate conditions for each of the fair housing areas. The consultant shall also identify, evaluate, and prioritize factors that contribute to fair housing issues and identify goals and actions based on these factors. These analyses describe the methodology used to quantify the number of units that can be accommodated on each site, including minimum density and realistic capacity, accounting for land use controls, typical density trends for similar projects, and site improvement requirements. The analysis shall also include potential policy strategies to increase site capacity and demonstrate development viability (per State law). For non-vacant sites, demonstrate the potential and likelihood of additional development within the planning period based on the extent to which existing uses may constitute an impediment to additional residential development, current market demand for the existing use, any existing leases or other contracts, development trends and regulatory or other incentives or standards to encourage additional residential development on these sites. The analyses should address whether sites are adequate to accommodate lower income needs based on identification in the 5<sup>th</sup> cycle for non-vacant sites or two or more for vacant sites. It should be noted that a number of non-vacant sites were developed or are pursuing development in the 5<sup>th</sup> cycle with high-density housing, many of which utilized the density bonus process. The review should also include a list of the number of pending, approved, or permitted units by income group based on actual or anticipated sales prices and rents since the beginning of the projection period. Any known environmental or other constraints, conditions, or circumstances, including mitigation measures, that impede development in the planning period should also be addressed. Finally, the analyses should address new requirements related to zoning for sites accommodating moderate and above moderate housing pursuant to AB 725.

The sites inventory information shall be input into HCD's electronic form for submittal with the updated element. It is anticipated that this will be the most significant area of work for the update process and this task will need to start as early as possible to ensure adequate time for consideration of potential areas for general plan amendments, rezoning, or other changes to development policies or standards needed to achieve the RHNA. For more information, please review the following documents provided by HCD:

"Housing Element Sites Inventory Guidebook" and "Default Density Standard Option" at HCD's technical assistance memos: (<https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>)

See Site Inventory Form Site Inventory Form Instructions:

[https://www.hcd.ca.gov/community-development/housing-element/docs/Site\\_inventory\\_template09022020.xlsm](https://www.hcd.ca.gov/community-development/housing-element/docs/Site_inventory_template09022020.xlsm)

<https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>

[https://www.hcd.ca.gov/community-development/housing-element/docs/Site\\_inventory\\_instructions.pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/Site_inventory_instructions.pdf)

**8. *Goals, Policies, Programs, and Quantified Objectives***

Consultant will work with City staff to update goals, policies, programs, and quantified objectives (pursuant to Government Code Sections 65583 et seq.) to address identified housing needs and constraints based on the effectiveness and continued appropriateness of existing programs, information received through public outreach, the analysis of constraints, and findings from the needs assessment. Programs will describe

specific steps for implementation and will identify a timeframe and responsible department. Programs will address:

- All current state requirements
- Consistency and compliance with the rest of the General Plan elements and community goals
- Provision of adequate housing sites and infrastructure to meet the RHNA
- Assistance in the development of affordable housing
- Promotion of the development of accessory dwelling units
- Preservation and improvement of existing affordable housing
- Possible mitigations of governmental constraints to providing and improving housing
- Special housing needs of the elderly, persons with disabilities, extremely low-income residents, persons experiencing homelessness, and other special housing needs
- Affirmatively furthering fair housing
- Consultant shall estimate the number of units likely to be constructed, rehabilitated, and conserved or preserved by income level, including extremely low-income, during the planning period.

**9. General Plan Amendments and/or Rezoning (as needed)**

Based on the sites analyses, work with City staff to identify potential areas for General Plan amendments and/or rezoning, if necessary. This must include consideration of the State requirement for maintaining an adequate housing sites inventory throughout the eight-year planning period.

*Note to consultant: there is currently a project underway to expand the Downtown Plan boundary with the goal to add significant housing capacity to the City. This project is anticipated to be completed by the summer of 2023 so it will run concurrently with the Housing Element Update process. In conjunction with the Housing Accountability Act (HAA) and other legislation such as SB 9, the added housing capacity through the Downtown Plan expansion project may be enough to meet the City's RHNA requirement and may negate the need for the Housing Element Update process to rezone sites for greater housing intensity elsewhere in the City. The City will coordinate closely with the consultant on this item because the added capacity has not yet been determined, as it will be chosen through a public process. The Council has adopted a three-year action plan that includes achievement of the City's current low- and very-low-income RHNA targets and the achievement of the pro-rated share of low- and very-low-income RHNA targets for the first year of the next cycle. To facilitate achievement of those targets, the City could potentially choose to enact land use changes that provide a site inventory capacity that exceeds the minimum RHNA targets.*

**10. Agency Coordination, Draft Housing Element, and Public Hearings**

Coordination with HCD staff will be needed throughout the development of the document to ensure completeness. The consultant and City will coordinate with the California Coastal Commission (CCC) staff at times too. The consultant will prepare and submit an administrative draft Housing Element for City staff review. Staff will provide a comprehensive set of desired changes. Once edits are complete, the consultant will prepare a draft Housing Element that is made available to the public and presented to both the Planning Commission and City Council at public hearings. Based on Commission and Council input, prepare a HCD review draft and submit to HCD for the mandated review.

- HCD coordination calls
- Up to two meetings with the CCC
- Administrative draft and draft housing element (Microsoft Word)
- One study session each with Planning Commission and City Council

**11. CEQA Documentation**

Prepare all required documents for California Environmental Quality Act (CEQA) review and submittal, including an Initial Study, Negative Declaration, Mitigated Negative Declaration, Environmental Impact

Report, or reuse of prior environmental clearance and CEQA Determination. This should include public posting and noticing for comment. For budget purposes, consultant may list different prices depending on the level of analysis that may ultimately be needed. An early legal opinion indicated that it was likely that an Addendum to the City's General Plan EIR may be sufficient but this would be dependent on the need and extent of potential rezoning and General Plan Map revisions.

*Note to Consultant: AB 1486 was introduced during the 2021 California State Legislative session and made into a two-year bill with potential action on the bill coming in 2022. AB 1486 would potentially exempt a Housing Element Update from CEQA review.*

#### **12. Final Draft Hearings, Final Adoption, and Certification**

The consultant will work closely with HCD and City staff to respond to any comments and produce a final draft housing element for adoption. Present to the Planning Commission, City Council, and California Coastal Commission at public hearings. Prepare the final Housing Element, including any changes from the public hearings, and submit to HCD for final certification as well as the water/sewer district and the California Office of Planning and Research.

- Draft final and final housing element (Microsoft Word and PDF)
- Three public hearings

### **2.3 Responsibilities of City**

City staff will be responsible for the following:

- 1) Approving the final scope of work
- 2) Assisting Consultant in selecting an approach for community engagement and project schedule
- 3) Providing documents available to the City to assist Consultant in the existing conditions analysis
- 4) Working with Consultant to determine the most appropriate and effective community engagement tools for the project
- 5) Attending and assisting with facilitation of all community outreach meetings, events, or interviews
- 6) Acting as the primary point of contact for community and decision-maker questions and comments.
- 7) Updating the City's website with information about the project
- 8) Reviewing and providing a comprehensive set of comments on all administrative, draft, and final deliverables.
- 9) Approving materials necessary to facilitate all community engagement activities.
- 10) Approving all deliverables.
- 11) Collaborating with Consultant to prepare agenda reports in advance of hearings and informational meetings with the Planning Commission and City Council.
- 12) Preparing for and presenting at hearings for the Planning Commission and City Council, supported by Consultant as needed.
- 13) Leading work to coordinate with the California Coastal Commission on review and approval of the Housing Element Update.

### **2.4 Basic Qualifications of Consultant**

The selected Consultant will have relevant expertise, a proven track record of successfully completed projects, a passion for the development and urban design process, and an interest in supporting the City's equity, public health, and sustainability goals as articulated through the Health in All Policies (HiAP) initiative. Experience with Affirmatively Furthering Fair Housing policy will be an important factor.

The ideal consulting firm would include the following disciplines and attributes:

- 1) Experience leading a 6<sup>th</sup> Cycle Housing Element update

- 2) Significant experience in community facilitation, land development, and city planning, especially regarding State housing laws, housing element review, and housing analysis such as housing needs, fair housing, housing constraints, and site inventories.
- 3) Significant experience in community engagement and in meeting with Planning Commissions and City Councils
- 4) An organized and responsive team who listens to, partners with, and is passionate about collaboration with City staff, decision makers, and all sectors of the community.
- 5) A strategic project manager with substantial experience and success in housing element updates and community engagement
- 6) Talented writers and illustrators who can prepare user-friendly administrative, draft, and final Housing Element Update deliverables

### SECTION 3: PROCESS INSTRUCTIONS

#### 3.1 RFP Schedule

The City will make every effort to adhere to the following schedule:

Action	DATE
1. Issue RFP	4/6/2022
2. Deadline for submitting additional questions	4/20/2022
3. City response to additional questions	4/27/2022
<b>4. Proposal due date</b>	<b>5/4/2022</b>
5. Oral presentations for finalists	5/11-5/17/2022
6. Proposal evaluation completed	5/20/2022
7. Notice of intent to award	5/23/2022

#### 3.2 Proposal Format

The City will not be liable for any expenses incurred by Consultants responding to this solicitation.

Proposals should be organized as follows:

1. **RFP Cover Page, Section 5:** Provides basic Consultant contact information and an authorized signature accepting the City's terms and conditions as stated in this solicitation.
2. **Consultant Response to RFP Questionnaire, Section 6:** Answers should be complete and in the order presented. Make your proposal as short as possible and do not include generic marketing materials.
3. **Fee Schedule, Section 7:** Provide complete pricing for all items listed. Include all possible costs. Consultant will not be allowed to charge for costs not included in the proposal.
4. **Optional Appendices or Exhibits:** Consultants may include sample reports, peer review reports, letters of recommendation, or other exhibits that may assist the City in favorably evaluating the Consultant. Do not include generic marketing materials.

Consultants have the right to take exception to the specifications or terms to this solicitation. Any exceptions taken must be explained in the proposal. Any exceptions that contradict the City's terms and conditions, or contain provisions that are not in the best interest of the City will disqualify the Consultant. If exceptions are not explained, the Consultant will comply with the specifications as stated in this solicitation.

#### 3.3 Non-Response to RFP

In the event your business decides not to submit a proposal, it would be helpful if you responded to the contact person to indicate why your business did not wish to submit a proposal.

#### 3.4 RFP Addenda

The City may determine it is necessary to revise any part of this solicitation. Revisions will be made by written addenda and it is the Consultant's responsibility to comply with any addenda to this solicitation. Any addenda will be:

- Emailed to known interested Consultants, or
- Posted on the City's website, [www.cityofsantacruz.com](http://www.cityofsantacruz.com), under Bidding Information, or
- Consultants may contact Katherine Donovan at 831-420-5134 or [kdonovan@cityofsantacruz.com](mailto:kdonovan@cityofsantacruz.com)

### **3.5 Proposal Evaluation**

RFP responses will be evaluated and ranked according to the criteria below by an evaluation committee composed of City staff. The evaluation committee will open and review the proposals in confidence. Proposals will be available to the public after contract award.

Does the proposal meet the minimum requirements to be responsive (supplied all documentation required): **Pass/Fail**

Does the proposal meet the minimum qualification requirements in Section 1.6 (4) to be responsible (the documentation provided shows that the offeror is capable of performing the work): **Pass/Fail**

If Passed both continue scoring based on the template below.

<u>Criteria</u>	<u>Weight</u>
1. Consultant Team's qualifications, experience, and references	30 Points
2. Consultant's proposed work plan	25 Points
3. Fee schedule (pricing)	20 Points
4. Proposed Timeline	15 Points
5. Overall quality of proposal	10 Points
<b>Total: 100 Points Possible</b>	

#### **3.5.1 Proposal Evaluation Criteria Definitions**

a. Consultant Team's Qualifications (30 pts)

Proposals will be evaluated for the Consultant team's qualifications, experience, and references. The criteria will also include an evaluation of the Consultant's performance on products produced through similar contracts. The qualifications of the project manager are particularly important.

b. Consultant's Proposed Work Plan (25 pts), RFP Questionnaire, Section 7

Proposals will be evaluated for the Consultant's ability to provide a community and analytical process that will result in the 6<sup>th</sup> Cycle Housing Element document. The work plan must also address potential need for a rezoning process and CEQA documentation.

c. Fee Schedule (20 pts)

The total cost of the contract will affect 20% of the overall evaluation. The lowest responsive offeror will be given the full points for this criterion and higher offers will be scored proportionally using the following formula:

$$\left( \frac{\text{Lowest responsive offeror's price, including discounts \& preferences}}{\text{this offeror's price, including discounts \& preferences}} \right) * 100 = \text{Pre-weighted score} * 20\%$$

Proposed fees will be presented as not-to-exceed costs for the contract term and will include all professional fees and expenses.

d. Proposed Timeline (15 pts)

Project proposals should indicate timelines for development and completion of the Housing Element Update by December 15, 2023, including HCD review and approval.

e. Overall Quality of Proposal (10 pts)

Proposals will be evaluated for its visual presentation and completeness of package. Consultants should provide all information in the order requested.

### **3.6 Optional Evaluation of Semi-Finalists**

After the initial proposal evaluation, the City may determine that additional information is needed to establish the final ranking of Consultants. The semi-finalists will be contacted and may be asked to:

- Make an oral presentation by responding to pre-established questions,
- Provide additional information to assist City in determining the best value Consultant.

All semi-finalists will be given equal opportunity to provide the requested information to the City. Any oral presentations and/or demonstrations will be scheduled for a mutually agreed upon date, tentatively to be scheduled between May 11<sup>th</sup> through May 17<sup>th</sup>, and will be at no cost to the City.

The Evaluation Committee will use all information collected to rank the semi-finalists in order of their ability to best meet the requirements of the City. The City will begin negotiating a firm contract with the highest ranked Consultant. If no agreement can be reached, negotiations will begin with the next ranked Consultant.

### **3.7 Contract Implementation**

The contract resulting from this solicitation is tentatively scheduled to begin July 1, 2022. Upon award notification and prior to final contract approval, the successful proposer will be required to submit:

- a. Proof of insurance as specified in section 4.1 of this solicitation;
- b. A completed W9 form and, if applicable, non-resident withholding exemption form, if not already on file with the City; and
- c. Proof of a current City of Santa Cruz business tax certificate if the Consultant is located in, or performs services within, the city limits for more than 6 days annually.

The finalized contract will include the RFP Section 2, the RFP Section 4, the Consultant's response to Section 5 (RFP Cover Page), the Consultant's response to Section 6 (RFP Questionnaire), the Fee Schedule as described in Section 7, the City's standard terms as Exhibit A, and any negotiated modifications agreed to by the parties.

### **3.8 Public Record**

Proposals received will become the property of the City. All proposals, evaluation documents, and any subsequent contracts will be subject to public disclosure per the California Public Records Act, California Government Code, sections 6250 – 6270. All documents related to this solicitation will become public records once discussions and negotiations with proposers have been fully completed and an award has been announced.

Appropriately identified trade secrets will be kept confidential to the extent permitted by law. Any proposal section alleged to contain proprietary information will be identified by the proposer in boldface text at the top and bottom as "PROPRIETARY." Designating the entire proposal as proprietary is not acceptable and will not be honored. Submission of a proposal will constitute an agreement to this provision for public records. Pricing information is not considered proprietary information.

### **3.9 Award Protests**

The City desires to foster cooperative relationships with Consultants and to reach a fair agreement in a timely manner.

The City encourages Consultants to resolve issues regarding the solicitation requirements or the procurement process through written correspondence and discussions at least 5 business days prior to the proposal due date. This will allow the City time to research the validity of the protest and either issue an addendum to the solicitation, cancel the solicitation, or determine the protest to be unfounded and proceed with the solicitation. In the event the protest of specifications is denied and the protester wishes to continue in the protest process, the protesting Consultant must still submit a proposal in accordance with the proposal submittal procedures provided in this solicitation. Questions or concerns prior to the intent to award notice will be directed to:



Katherine Donovan  
Phone: 831-420-5134,  
or email: [kdonovan@cityofsantacruz.com](mailto:kdonovan@cityofsantacruz.com)

Any Consultant who unsuccessfully bids on a city contract or any trade association representing workers who would have potentially been employed by such contract may formally protest a contract award. Protest letters regarding a formal contract award will be directed to:

City of Santa Cruz  
City Clerk Administrator  
809 Center Street, Room 9  
Santa Cruz, California 95060

Protests will be filed with the City Clerk's office no later than 5 business days after the written notice of intention to award has been distributed. Protest letters will include:

- The name, address, and telephone number of the protester;
- The solicitation title and due date;
- Name of City employee and Department designated as the contact in the original solicitation;
- A detailed statement of the legal and/or factual grounds for the protest; and
- The form of relief requested.

The City Council will hear the protest prior to award of the contract. The protesting party may protest the City's or successful Consultant's failure to comply with the requirements of the Purchasing Ordinance or the solicitation documents. The protest must clearly set forth the basis for the protest; grounds not set forth in the written protest will not be considered by the City Council at the protest hearing. The City Council will sustain a protest if the protesting party demonstrates by clear and convincing evidence that, as specified above, the City would act improperly in awarding the contract. The decision of the City Council will be final.

## **4. TERMS AND CONDITIONS**

### **4.1 City's Standard Terms and Conditions**

The City of Santa Cruz standard terms and conditions shall govern this contract. Review the terms and conditions [here](#); all terms including but not limited to insurance apply to the contract resulting from this solicitation. A current copy of these terms will be included in the resulting contract as an Exhibit. A hard copy of the terms and conditions are available by contacting the Purchasing Division at 831-420-5080.

#### **4.1.1 Insurance Requirements**

Consultant will provide Certificate of Insurance(s) for Professional Liability, Auto Liability, and Workers' Compensation as stated in the City's standard terms and conditions.

### **4.2 Term of Contract**

The term of the contract will commence upon final notification of award and continue through the completion of the project. Appendix C includes the Professional Services Agreement, which will apply to the project until the completion of the accepted final scope of work.

### **4.4 Consultant Travel Reimbursement Policy**

When it is mutually agreed between the City and the Consultant, the Consultant's employees will be reimbursed for travel expenses according to this policy. It is expected that all travel expenses incurred by Consultants while conducting activities on behalf of the City will be at reasonable rates and that Consultants will exercise prudence in incurring these expenses. Consultant must provide estimates of travel and meal costs desired, and those will be considered as part of the overall contract costs. The City's reimbursement rates are shown below to assist Consultants in developing travel cost estimates.

#### **Meals**

Meals are reimbursed at the current GSA Meals & Incidental per diem rate by county ([www.gsa.gov/travel](http://www.gsa.gov/travel)). The City does not reimburse for actual costs for meals. Reimbursement is based solely on per diem rates. Do not submit meal receipts.

- Travel before 8:00a qualifies for breakfast reimbursement.
- Travel between 8:00a – 1:30p qualifies for lunch reimbursement.
- Travel between 1:30p – 7:00p (or later) qualifies for dinner reimbursement.
- Days between hotel stays and days starting before 8a and ending after 7p, qualify for the full GSA Meals & Incidental per diem rate.

#### **Ground Transportation**

Ground transportation is reimbursable when it is for travel between the Consultant's place of business, their employee's home, an airport, or Santa Cruz hotel to their City work location.

1. Reasonable fees for taxis, shuttles, busses, trains, light rail, ride hailing services (Uber, Lyft), bike shares| (Jump), and similar modes of transportation will be reimbursed. Receipts are required for reimbursement.
2. Personal vehicles include vehicles owned by the Consultant or their employees.
  - Mileage will be reimbursed at the current IRS mileage rate.
  - Evidence of automobile liability insurance meeting the City's requirements must be provided.
  - Maps showing starting point, City work location, and total miles are required for reimbursement.
3. Car rentals are reimbursable when
  - Travel is necessary from an airport to the City work location.
  - The rental reservation is made as far in advance as is practical and the lowest possible price is obtained.
  - Insurance coverage is included in the rental agreement and the car is returned with a full tank of gas.
  - The smallest vehicle necessary is rented.

- Parking expenses are included in the GSA Meals & Incidental per diem rate. The City will not pay additionally for parking expenses.
- Receipts are required for reimbursement.

### **Airfare**

Airfare is reimbursable when the Consultant's place of business, or their employee's home, is more than 250 miles away from Santa Cruz.

- Airfare must be lowest available coach class fare. Flights may be non-stop.
- Airfare must be booked as far in advance as is practical.
- Fees for one piece of checked luggage (and any equipment necessary for the work being done) will be reimbursed.
- Extra charges for seat assignments, refundable tickets, travel insurance/protection, and similar fees are not reimbursable.
- If the City cancels the need for travel and the ticket cannot be changed or refunded, the ticket cost will be reimbursable.
- Receipts are required for reimbursement.

### **Lodging**

Lodging is reimbursable when the Consultant must work on site for two or more consecutive days and the Consultant's place of business, or their employee's home, is more than 60 miles away from Santa Cruz.

- Lodging is reimbursed up to the current GSA rate by county ([www.gsa.gov/travel](http://www.gsa.gov/travel)).
- Costs for hotel rooms above this rate are the responsibility of the traveler.
- Receipts are required for reimbursement.

### **General**

- Travel expenses not listed above will not be reimbursed.
- Travel reimbursements are paid after the completion of travel. There are no travel advances.
- Exceptions to any of the above requirements require advance written permission from the Department Head of the department contracting with the Consultant.

### **4.5 Equal Employment Opportunity/Non-Discrimination**

City's policies promote a working environment free from abusive conduct, discrimination, harassment, and retaliation; and require equal opportunity in employment for all regardless of race, religious creed (including religious dress and grooming practices), color, national origin (including language use restrictions), ancestry, religion, disability (mental and physical), medical condition, sex, gender (including gender identity and gender expression), physical characteristics, marital status, age, sexual orientation, genetic information (including family health history and genetic test results), organizational affiliation, and military or and veteran status, or any other consideration made unlawful by local, State, or Federal law. City requires Consultant to be in compliance with all applicable Federal and State and local equal employment opportunity acts, laws, and regulations and Consultant is responsible for ensuring that effective policies and procedures concerning the prevention of abusive conduct, discrimination, harassment, and retaliation exist in Consultant's business organization. The City's current Equal Employment Opportunity and Non-Discrimination policies to which this Section applies may be viewed at <http://www.codepublishing.com/CA/SantaCruz/?SantaCruz09/SantaCruz0983.html> and <http://www.cityofsantacruz.com/home/showdocument?id=59192>.

Copies are available upon request from the City's Purchasing Division.

#### **4.6 Indemnification**

For General Services: To the fullest extent permitted by law, Consultant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, and volunteers from and against any and all claims, demands, actions, liabilities, damages, judgments, or expenses (including attorneys' fees and costs) arising from the acts or omissions of Consultant's employees or agents in any way related to the obligations or in the performance of services under this Agreement, except for design professional services as defined in Civil Code § 2782.8, and except where caused by the sole or active negligence, or willful misconduct of City.

For Design Professional Services under Civil Code §2782.8: To the fullest extent permitted by law, Consultant agrees to indemnify, defend, and hold harmless City, its officials, officers, employees, and volunteers from and against any and all claims, demands, actions, liabilities, damages, or expenses (including attorneys' fees and costs) arising from the negligence, recklessness, or willful misconduct of the Consultant, Consultant's employees, or agents in any way related to the obligations or in the performance of design professional services under this Agreement as defined in Civil Code §2782.8, except where caused by the sole or active negligence, or willful misconduct of City. The costs to defend charged to the Consultant relating to design professional services shall not exceed the Consultant's proportionate percentage of fault per Civil Code §2782.8.

## **SECTION 5: PROPOSAL COVER PAGE**

### **1. Proposal Deadline**

Proposals are due no later than **5:00 pm, May 4, 2022**. All proposals will be delivered to [kdonovan@cityofsantacruz.com](mailto:kdonovan@cityofsantacruz.com) on or before the due date. **Late proposals may not be considered.**

Consultants will deliver an electronic copy of the proposal on or before 5:00 pm on the due date by email or file transfer addressed to [kdonovan@cityofsantacruz.com](mailto:kdonovan@cityofsantacruz.com). The City prefers electronic proposals.

### **2. Proposal Response Sheet**

The undersigned, upon acceptance, agrees to furnish the following in accordance with the specifications and terms and conditions per City of Santa Cruz "Request for Proposals for the 6<sup>th</sup> Cycle Housing Element Update" dated April 6, 2022, at the prices indicated herein.

The undersigned, under penalty of perjury, declares not to be a party with any other business to an agreement to bid a fixed or uniform price in connection with this proposal.

The undersigned declares under penalty of perjury that she/he is authorized to sign this document and bind the business or organization to the terms of this contract.

The undersigned recognizes the right of the City of Santa Cruz to reject any or all proposals received and to waive any informality or minor defects in proposals received.

Consultant Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

E-mail address: \_\_\_\_\_

Signature of Authorized Representative: \_\_\_\_\_

Printed Name of Authorized Representative: \_\_\_\_\_

### **3. Addenda**

The City may determine it is necessary to revise any part of this solicitation. Revisions will be made by written addenda and it is the Consultant's responsibility to comply with any addenda to this solicitation. Any addenda will be:

- Emailed to known interested Consultants, or
- Posted on the City's website, [www.cityofsantacruz.com](http://www.cityofsantacruz.com), under Bidding Information, or
- Consultants may contact Katherine Donovan, at 831-420-5134 or [kdonovan@cityofsantacruz.com](mailto:kdonovan@cityofsantacruz.com).

How many addenda were issued for this solicitation? \_\_\_\_\_

## **SECTION 6: QUESTIONNAIRE**

Answer all of the following questions. Any omission may be cause for rejection of proposal. Answers should be complete and in the order presented. A simple "yes" or "no" answer is not adequate.

Consultants have the right to take exception to the specifications or terms to this solicitation. Any exceptions taken must be explained in the proposal. Any exceptions that contradict the City's terms and conditions, or contain provisions that are not in the best interest of the City will disqualify the Consultant. If exceptions are not explained, the Consultant will comply with the specifications as stated in this solicitation.

### **Consultant's qualifications experience and references**

- 1) Describe business background and qualifications, including year business was established.
- 2) Provide background of personnel who will be assigned to provide this service to the City.
- 3) Describe experience doing similar work for other public agencies, including excerpts from and/or links to similar plans prepared by the Consultant. Work on other 6<sup>th</sup> Cycle Housing Elements is of particular value and importance.
- 4) Provide the location of office which will be performing work for City of Santa Cruz.
- 5) Provide the names of three clients for whom your business currently provides the same or similar scope of services. Include the name of the business, the name of a contact person, and the phone number.

### **Consultant's proposed work plan**

- 6) Clearly define all work your business proposes to do for the City. Include a draft community outreach plan, a list of deliverables, and a work schedule.
- 7) If you will subcontract portions of the work, list all subcontractors to be used. Include business name, address and phone number.
- 8) The City of Santa Cruz recently adopted a Health in All Policies (HiAP) framework to ensure that City policy choices are made within a framework prioritizing equity, public health and sustainability. Proposals should address how these priorities will be integrated into the planning process. More information is available in Chapter 6.02 of the Santa Cruz Municipal Code and at <https://www.cityofsantacruz.com/government/city-departments/city-manager/health-in-all-policies>.

**SECTION 7: FEE SCHEDULE**

- Detail all costs incidental to the production of the 6<sup>th</sup> Cycle Housing Element Update. Include all costs in your proposal. Consultant will not be allowed to charge for costs not listed in the proposal.
- Describe under what circumstances the City would be charged for additional work.

The following Early Pay Discount and Local Business and Locally Owned Business Preference will reduce the pricing evaluation criteria (as shown in RFP section 3.5.1) for bid evaluation purposes. The contract will be awarded for the full amount of the bid.

**Early Pay Discount**

The City will take any early pay discount offered as long as the discount period is fifteen days, or greater. This amount will be calculated at the percent offered and will be applied as a discount to the bid total.

A \_\_\_\_% discount is offered for payment within \_\_\_\_ days.

**Local Business and Locally Owned Business Preference**

Local Businesses and Locally Owned Businesses must submit Appendix A, Local Business Preference Certification with the proposal in order to receive the 2% preference for a local business and an *additional* 4% preference for a locally owned business. Any preference will be applied on the pricing criteria only.



Appendix A:



**Local Business Preference Certification**

Business Name: \_\_\_\_\_

Local Businesses and Locally Owned Businesses must submit this certification with each bid or proposal in order to receive the 2% and *additional* 4% preference applied during the evaluation of any competitive process for goods, supplies, equipment, materials, services, or professional services.

**Local Businesses**

To qualify for the 2% local business preference, a business must meet the following criteria:

- 1) Does the business have an office with at least one employee located in the [City of Santa Cruz](#)?  
☐ Yes ☐ No Business Address: \_\_\_\_\_
- 2) Is the business current in the payment of all taxes, charges, assessments, or fees owed to the City of Santa Cruz?  
☐ Yes ☐ No
- 3) Does the business hold a valid City of Santa Cruz business license?  
☐ Yes ☐ No DBA/license number: \_\_\_\_\_

**Locally Owned Businesses**

To qualify for an *additional* 4% locally owned business preference, a business must meet the above requirements for a local business and at least 50% of the business' owners must live in the *County* of Santa Cruz.

To qualify for the locally owned business preference, list all of the business' owners and their county of residence (attach additional sheets if necessary).

Owner Name: \_\_\_\_\_ County: \_\_\_\_\_

Owner Name: \_\_\_\_\_ County: \_\_\_\_\_

Owner Name: \_\_\_\_\_ County: \_\_\_\_\_

By submitting this form, I represent that I qualify as a (check all that apply):

- ☐ Local Business  
☐ Locally Owned Business

I understand that by submitting false information or failing to disclose material information in order to qualify for the preference my business will be 1) required to pay the city any difference between the contract amount and what the city's cost would have been if the contract had been properly awarded, and 2) prohibited from bidding on any city contract or receiving any city contract for a period of three years of the discovery of facts supporting the same.

Authorized Signature: \_\_\_\_\_

Name & Title: \_\_\_\_\_

Date: \_\_\_\_\_

PROFESSIONAL SERVICES AGREEMENT FOR  
**6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE**

THIS AGREEMENT for professional services is made by and between the City of Santa Cruz ("City") and Kimley-Horn and Associates, Inc. ("Consultant") (each is referred to individually as a "Party" and collectively, as the "Parties") as of June 15, 2022 (the "Effective Date").

NOW, THEREFORE, in consideration of each other's mutual promises, the Parties hereto agree as follows:

SECTION 1: SCOPE OF WORK

Consultant will furnish services as defined and described in the Scope of Work, attached hereto as Exhibit A and incorporated herein.

SECTION 2: RESPONSIBILITIES OF CONSULTANT

All work performed by Consultant, or under Consultant's direction, shall be rendered in accordance with the generally accepted practices, and to the standards of, Consultant's profession. Consultant represents and warrants that Consultant: (i) is fully experienced and properly qualified to perform the work and services provided for herein, (ii) has the financial capability required for the performance of the work and services, and (iii) is properly equipped and organized to perform the work and services in a competent, timely, and proper manner, in accordance with the requirements of this Agreement.

Consultant shall not undertake any work beyond the **Scope of Work** set forth in **Exhibit A** unless such additional work is approved in advance and in writing by City. The cost of such additional work shall be reimbursed to Consultant by City on the same basis as provided for in Section 4.

If, in performing the work, it is necessary to conduct field operations, security and safety of the job site will be the Consultant's responsibility excluding the security and safety of any facility of City within the job site which is not under the Consultant's control.

Consultant shall meet with Lee Butler, Director of the Planning and Community Development Department, hereinafter called "Director," or other designated and authorized City personnel, or third parties as necessary, on all matters connected with conducting Consultant's services described in Exhibit A. Such meetings shall be held at the request of either Party. Review and City approval of completed work shall be obtained monthly, or at other intervals as may be mutually agreed upon during the course of this Agreement. Review, approval, or acceptance of Consultant's work by City or others shall not relieve Consultant from responsibility for errors and omissions in Consultant's work.

SECTION 3: RESPONSIBILITIES OF THE CITY

City shall make available to Consultant all necessary data and information in the City's possession and shall actively assist Consultant in obtaining such information from other agencies and individuals as needed. Consultant is entitled to reasonably rely upon the accuracy and completeness of such data and information, and Consultant shall provide City prompt written notice of any known defects in such data and information.

The Director may authorize a staff person to serve as his or her representative. The work in progress shall be reviewed at such intervals as may be mutually agreed upon between the Parties. The City will be the sole judge of acceptable work, provided that such approval will not be unreasonably withheld or delayed. If the work is not acceptable, City will inform Consultant of the changes or revisions necessary to secure approval.

#### SECTION 4: FEES AND PAYMENT

For services actually performed, the City will compensate Consultant at the rates set forth in the **Fee Schedule** detailed in **Exhibit B** and in accordance with the terms set forth therein. Payment for Consultant's services in conducting the entire the Scope of Work shall be made within the budget limit or limits shown in Exhibit B. Such payment shall be considered the full compensation for all personnel, materials, supplies, and equipment used by Consultant in the Scope of Work.

Consultant agrees that the payments to Consultant specified in this Section 4 will constitute full and complete compensation for all obligations assumed by Consultant under this Agreement. Where conflicts regarding compensation may occur, the provisions of this section apply.

Variations from the budget for each task which are justified by statements indicating personnel time expended and submittal of a revised budget are only allowed with prior City approval; however, in no event shall the total fee charged for the Scope of Work set forth in Exhibit A exceed the budget of \$260,769 without advanced, written City authorization in the form of an amendment or change order.

Invoices shall detail the time worked by each class of employee on each task and the expenses incurred for which billing is made. Invoices shall indicate the percentage completion of each work task as identified in the Scope of Work in Exhibit A and the overall percentage of completion of the total required services. Unless otherwise specified in the fee schedule, payments shall be made monthly by the City within 30 days based on itemized invoices from the Consultant that list the actual costs and expenses.

All invoices shall contain the following affidavit signed by Consultant (if individual) or by a principal of Consultant's firm (if Consultant is an entity):

"I hereby certify [or as principal of Consultant] that the charge of (Insert invoice amount) as summarized above and shown in detail on the attachments is a fair and reasonable use of public funds, is in accordance with the terms of Agreement dated (Insert Agreement Date), and has not been previously paid."

#### SECTION 5: TRAVEL REIMBURSEMENT POLICY

The City shall not be responsible for any travel, meal, or lodging reimbursements to Consultant and/or Consultant's employees unless otherwise specified in the Scope of Work. The total fees and costs of Consultant's services shall not exceed the amount described in the Fee Schedule.

The City of Santa Cruz has the sole discretion to deny any Consultant-proposed reimbursable expense the City has determined to be excessive or an inappropriate use of public funds.

#### SECTION 6: CHANGES IN WORK

City may negotiate changes in the Scope of Work. No changes in the Scope of Work shall be made without the written approval of City and Consultant. Any change requiring compensation in excess of the sum specified in Exhibit B shall be approved in advance in writing by the City. Only City's authorized representative(s) is authorized to approve changes to this Agreement on behalf of City.

#### SECTION 7: TIME OF BEGINNING AND SCHEDULE FOR COMPLETION

The term of this Agreement shall be on the effective date of this Agreement and terminating on June 30, 2024. Consultant shall begin work as specified in a written authorization (e.g. Notice to Proceed) to perform services. The

written authorization to perform work shall not be issued until after this Agreement has been approved and authorized by the City.

The **Work Schedule** for completion of the work shall be as shown upon **Exhibit C**. In the event that major changes are ordered, the schedule for completion as stated in Exhibit C may be adjusted by City so as to allow Consultant a reasonable period of time within which to complete any additional work that may be required as a result of the ordered changes.

Neither party will be held responsible for delay or default caused by declared emergencies, natural disasters, or any Force Majeure event which is beyond the party's reasonable control. Consultant will, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and will, upon the cessation of the cause, diligently pursue performance of its obligations in this Agreement.

The City reserves the right to obtain the services covered by this Agreement from another source during any on-going suspension of service due to the circumstances outlined above.

Consultant acknowledges that it is necessary for Consultant to complete its work on or before the completion date set forth in Exhibit C in order to allow the City to achieve its objectives for entering into this Agreement. The Parties therefore agree that time is of the essence in the performance of this Agreement.

#### SECTION 8: TERMINATION

The City may terminate the Agreement for convenience by providing written notice to Consultant not less than 10 calendar days prior to an effective termination date.

The City or Consultant may terminate the Agreement for cause by providing written notice to the other party not less than 30 calendar days prior to an effective termination date.

The City may, at its option, allow Consultant to cure its failure to perform within 15 business days (or longer period authorized in writing by the City) from the date of the City's termination notice. The termination shall be become effective if Consultant has not cured within such time period to the City's satisfaction.

Consultant may terminate this Agreement for cause if the City fails to cure a material default in performance within a period of 30 calendar days (or such longer period agreed to by the Consultant), from date of the Consultant's written termination notice specifying the default in performance.

Upon notice of termination by either the City or Consultant, the Consultant will immediately act to not incur any additional obligations, costs or expenses, except as may be reasonably necessary to terminate its activities. The City's only obligation to the Consultant will be just and equitable payment for services authorized by, and received to the satisfaction of, the City up to and including the effective date of termination less any amounts withheld. All finished or unfinished work or documents procured or produced under the Agreement will become property of the City upon the termination date. In the event of Consultant's failure to perform pursuant to the Agreement, the City reserves the right to obtain services elsewhere and Consultant will be liable for the difference between the prices set forth in the terminated Agreement and the actual cost to the City for obtaining the services elsewhere. Termination of the Agreement pursuant to this paragraph shall not relieve the Consultant of any liability to City for additional costs, expenses, or damages sustained by City due to failure of the Consultant to perform pursuant to the Agreement. City may withhold any payments to Consultant for the purpose of set-off until such time as the exact amount of damages due City from Consultant is determined. After the effective date of termination, Consultant will have no further claims against the City under the Agreement. No other compensation will be payable for anticipated profit on unperformed services.

## SECTION 9: INSURANCE

Prior to the beginning of and throughout the duration of the Agreement, Consultant will maintain and comply with the **Insurance Requirements** as set forth in **Exhibit D**. Consultant will insure the City against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder. The insurance coverages required shall not in any way limit the liability of the Consultant.

## SECTION 10: INDEMNIFICATION

Consultant agrees, to the fullest extent permitted by law, to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents, and volunteers (collectively, "Indemnitees") from and against any and all liability, claim, action, loss, injury, damage, judgment, or expense, including attorneys' fees and costs ("Losses") caused by or resulting from the negligence, recklessness, or willful misconduct of Consultant, Consultant's officers, employees, agents, or subcontractors in any way related to this Agreement. Consultant's duty to indemnify and hold harmless Indemnitees shall not apply to the extent such Losses are caused by the sole or active negligence or willful misconduct of Indemnitees, as determined by an adjudicatory body or court of competent jurisdiction. The obligation to defend shall arise regardless of any claim or assertion that Indemnitees caused or contributed to the Losses.

In the event this Agreement involves the performance of design professional services by Consultant, Consultant's officers, employees, agents, or subcontractors, Consultant's costs to defend Indemnitees shall not exceed the Consultant's proportionate percentage of fault per Civil Code §2782.8. This section shall survive the termination or expiration of this Agreement.

## SECTION 11: EQUAL EMPLOYMENT OPPORTUNITY/NON-DISCRIMINATION POLICIES

City's policies promote a working environment free from abusive conduct, discrimination, harassment, and retaliation; and require equal opportunity in employment for all regardless of race, religious creed (including religious dress and grooming practices), color, national origin (including language use restrictions), ancestry, religion, disability (mental and physical), medical condition, sex, gender (including gender identity and gender expression), physical characteristics, marital status, age, sexual orientation, genetic information (including family health history and genetic test results), organizational affiliation, and military or veteran status, or any other consideration made unlawful by local, State or Federal law. City requires Consultant to comply with all applicable Federal and State and local equal employment opportunity laws and regulations, and Consultant is responsible for ensuring that effective policies and procedures concerning the prevention of abusive conduct, discrimination, harassment, and retaliation exist in Consultant's business organization. The City's current Equal Employment Opportunity and Non-Discrimination policies to which this Section applies may be viewed at <http://www.codepublishing.com/CA/SantaCruz/?SantaCruz09/SantaCruz0983.html> and <http://www.cityofsantacruz.com/home/showdocument?id=59192>.

## SECTION 12: LEGAL ACTION/ATTORNEYS' FEES

If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief. The laws of the State of California, with jurisdiction in the Santa Cruz County Superior Court, shall govern all matters relating to the validity, interpretation, and effect of this Agreement and any authorized or alleged changes, the performance of any of its terms, as well as the rights and obligations of Consultant and the City.

## SECTION 13: AMENDMENTS

This Agreement may not be amended in any respect except by way of a written instrument which expressly references and identifies this particular Agreement, which expressly states that its purpose is to amend this particular Agreement, and which is duly executed by the City and Consultant. Consultant acknowledges that no such amendment shall be

effective until approved and authorized by the City's authorized representative. No representative of the City is authorized to obligate the City to pay the cost or value of services beyond the scope of services set forth in Exhibit A. Such authority is retained solely by the City Manager, Director, or their designee. Unless expressly authorized by the City Manager or Director, Consultant's compensation shall be limited to that set forth in Exhibit B, Fee Schedule.

#### SECTION 14: MISCELLANEOUS PROVISIONS

1. Project Manager. Director reserves the right to approve the project manager assigned by Consultant to said work. No change in assignment may occur without prior written approval of the City.
2. Consultant Services Only. Consultant is employed to render professional services only and any payments made to Consultant are compensation solely for such professional services.
3. Independent Contractor. In the performance of this Agreement, it is expressly understood that Consultant, including each of Consultant's employees, agents, subcontractors or others under Consultant's supervision or control, is an independent contractor solely responsible for its own acts and omissions, and shall not be considered an employee of the City for any purpose. Consultant agrees to comply with AB5, codified at Labor Code section 2750.3, and shall indemnify, defend and hold harmless the City, its officials, officers, employees, and agents against any claim or liability, including attorneys' fees and costs, arising in any manner related to this Agreement that an employee, agent or others under Consultant's supervision or control was misclassified.
4. Consultant Not an Agent. Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.
5. Subcontractors. Consultant shall obtain prior approval of the City prior to subcontracting of any work pursuant to this Agreement. If at any time, the City determines any subcontractor is incompetent or unqualified, Consultant will be notified and will be expected to immediately cancel the subcontract. Consultant shall require and verify that all subcontractors maintain insurance meeting all of the requirements stated herein, including naming the City of Santa Cruz, its officers, officials, employees, agents, and volunteers as additional insureds. Any modification to the insurance requirements for subcontractors must be agreed to by the City in writing.
6. Assignment. This Agreement shall not be assigned without first obtaining the express written consent of the Director or after approval of the City Council. Neither party may assign this Agreement unless this Agreement is amended in accordance with its terms.
7. Conflicts of Interest. Consultant owes City a duty of undivided loyalty in performing the work and services under this Agreement. Consultant covenants (on behalf of Consultant and Consultant's employees, agents, representatives, and subcontractors) that there is no direct or indirect interest, financial or otherwise, which would conflict in any manner or degree with the performance of services required under this Agreement. Consultant acknowledges and agrees to comply with applicable provisions of conflict of interest law and regulations, including the Political Reform Act, Section 1090 of the Government Code, and the City's conflict of interest code. Consultant will immediately advise City if Consultant learns of a conflicting financial interest of Consultant during the term of this Agreement.
8. City Property. The work, or any portion, of Consultant in performing this Agreement shall become the property of City. The Consultant may be permitted to retain copies of such work for information and reference in connection only with the provision of services for the City. All materials and work product, whether finished or unfinished, shall be delivered to City upon completion of contract services or termination of this Agreement for any reason. Unless otherwise provided herein, Consultant agrees that all copyrights which arise from creation of

project-related documents and materials pursuant to this Agreement shall be vested in the City and Consultant waives and relinquishes all claims to copyright or other intellectual property rights in favor of City. Any work product related to this Agreement shall be confidential, not to be used by the Consultant on other projects or disclosed to any third party, except by agreement in writing by the City, or except as otherwise provided herein.

9. Intellectual Property and Indemnity. Consultant represents to City that, to the best of Consultant's knowledge, any Intellectual Property (including but not limited to: patent, patent application, trade secret, copyright, and any applications or right to apply for registration, computer software programs or applications, tangible or intangible proprietary information, or any other intellectual property right) in connection with any services and/or products related to this Agreement does not violate or infringe upon any Intellectual Property rights of any other person or entity.

To the fullest extent permitted by law, Consultant agrees to indemnify, defend, and hold harmless City, its officials, officers, employees, and agents, from any and all claims, demands, actions, liabilities, damages, or expenses (including reasonable attorneys' fees and costs) arising out of a claim of infringement, actual or alleged, direct or contributory, of any Intellectual Property rights in any way related to Consultant's performance under this Agreement or to the City's authorized intended or actual use of Consultant's product or service under this Agreement. This provision shall survive termination or expiration of this Agreement.

If any product or service becomes, or in the Consultant's opinion is likely to become, the subject of a claim of infringement, the Consultant shall, at its sole expense: (i) provide the City the right to continue using the product or service; or (ii) replace or modify the product or service so that it becomes non-infringing; or (iii) if none of the foregoing alternatives are possible even after Consultant's commercially reasonable efforts, in addition to other available legal remedies, City will have the right to return the product or service and receive a full or partial refund of an amount equal to the value of the returned product or service, less the unpaid portion of the purchase price and any other amounts, which may be due to the Consultant. City shall have the right to retrieve its data and proprietary information at no charge prior to any return of the product or termination of service.

10. Confidentiality.

- a. Consultant shall not acquire any ownership interest in data and information ("City Data") received by Consultant from City, which shall remain the property of the City. Certain information may be considered confidential ("Confidential Information"). Confidential Information shall mean all non-public information or proprietary materials (in every form and media) disclosed or made available directly or indirectly through any means of communication, either verbally, electronically, or in writing, to Consultant in connection with this Agreement. Unless otherwise required by law, Consultant shall not, without City's written permission, use or disclose City Data and/or Confidential Information other than in the performance of the obligations under this Agreement. As between Consultant and City, all City Confidential Information shall remain the property of the City. Consultant shall not acquire ownership interest in the City's Confidential Information.
- b. Consultant shall be responsible for ensuring and maintaining the security and confidentiality of City Data and Confidential Information, protect against any anticipated threats or hazards to the security or integrity of City Data and Confidential Information, protect against unauthorized access to or use of City Data and Confidential Information that could result in substantial harm or inconvenience to City or any end users; and ensure the proper return and/or disposal of City Data and Confidential Information upon termination of this Agreement with notice to the City.



- c. Consultant shall take appropriate action to address any incident of unauthorized access to City Data and Confidential Information, including addressing and/or remedying the issue that resulted in such unauthorized access, notifying City as soon as possible of any incident of unauthorized access to City Data and Confidential Information, or any other breach in Consultant's security that materially affects City or end users; and be responsible for ensuring compliance by its officers, employees, agents, and subcontractors with the confidentiality provisions hereof. Should confidential and/or legally protected City Data be divulged to unauthorized third parties, Consultant shall comply with all applicable federal and state laws and regulations, including but not limited to California Civil Code sections 1798.29 and 1798.82 at Consultant's sole expense. Consultant shall not charge City for any expenses associated with Consultant's compliance with these obligations.
- d. Consultant shall defend, indemnify and hold harmless City, its officials, officers, employees and agents against any claim, liability, loss, injury, or damage (including attorneys' fee and costs) arising out of, or in connection with, the unauthorized use, access, and/or disclosure of City Data and/or Confidential Information by Consultant and/or its agents, employees, or sub-contractors, excepting only loss, injury, or damage caused by the sole negligence or willful misconduct of the City. This provision shall survive the termination or expiration of this Agreement.
11. Consultant's Records. Consultant shall maintain accurate accounting records and other written documentation pertaining to the costs incurred relating to this Agreement for examination and audit by the City, State, or federal government, as applicable, during the period of this Agreement, and for a period of at least five years from the date of the final City payment for Consultant's services, unless otherwise stated herein. If Consultant engages a subcontractor to perform work related to this Agreement with a cost of \$10,000 or more over a 12-month period, such subcontract shall contain these same requirements. This provision shall survive the termination of this Agreement.
12. California Public Records Act. City is a public agency subject to the disclosure requirements of the California Public Records Act ("CPRA"). If Consultant's proprietary information is contained in documents or information submitted to City, and Consultant claims that such information falls within one or more CPRA exemptions, Consultant must clearly mark such information "Confidential and Proprietary," and identify the specific lines containing the information. In the event of a request for such information, City will make best efforts to provide notice to Consultant prior to such disclosure. If Consultant contends that any documents are exempt from the CPRA and wishes to prevent disclosure, it is required to obtain a protective order, injunctive relief, or other appropriate remedy from a court of law in Santa Cruz County before the City is required to respond to the CPRA request. If Consultant fails to obtain such remedy within the time the City is required to respond to the CPRA request, City may disclose the requested information without any liability to Consultant. Consultant further agrees that it shall defend, indemnify, and hold City harmless against any claim, action, or litigation (including but not limited to all judgments, costs, and attorney's fees) that may result from denial by City of a CPRA request for information arising from any representation, or any action (or inaction), by the Consultant.
13. Compliance with Laws. All activities of Consultant, its employees, subcontractors, and/or agents will be carried out in compliance with all applicable federal, state, and local laws and regulations.
14. Licensure. Consultant warrants that Consultant, its subcontractors, and/or agents (if any) has/have complied with any and all federal, state, and local licensing requirements and agrees to provide proof of a current City of Santa Cruz Business Tax Certificate if:
- Consultant, its subcontractor(s) and agent(s), or its business is/are located in the City of Santa Cruz;
  - Will perform actual work in the City of Santa Cruz for 6 or more days annually; or
  - Will use company vehicles to deliver within the City of Santa Cruz for 6 or more days annually.

For additional information and licensing requirements, view the City's [Business Licenses and Permits webpage](#) or call the Revenue and Taxation division at 831/420-5070.

15. Living Wage. Every contract for services to the City for \$10,000 or more is subject to City of Santa Cruz Living Wage Ordinance number 2000-25. If applicable, Consultant agrees to comply with the requirements of the Living Wage ordinance as provided in Santa Cruz Municipal Code Chapter 5.10.
16. Prevailing Wages for Public Work. To the extent that the work or services to be performed under this Agreement may be considered a "public work" (construction, alteration, demolition, or repair work) pursuant and subject to Labor Code section 1720 *et seq.*, Consultant (and any subconsultant performing the work or services) shall conform to any and all prevailing wage requirements applicable to such work/and or services under this Agreement. Consultant (and any subconsultant) shall adhere to the prevailing wage determinations made by the Director of Industrial Relations (DIR) pursuant to California Labor Code Part 7, Chapter 1, Article 2, applicable to the work, if any. All workers employed in the execution of a public works contract (as such term is defined California Labor Code section 1720 *et seq.* and section 1782(d)(1)) must be paid not less than the specified prevailing wage rates for the type of work performed. (CA Labor Code sections 1720, 1774 and 1782.)

To the extent applicable to the scope of work and services under this Agreement, Consultant agrees to be bound by the state prevailing wage requirements, including, but not limited to, the following:

- a. If a worker is paid less than the applicable prevailing wage rate owed for a calendar day (or any portion thereof), Consultant shall pay the worker the difference between the prevailing wage rate and the amount actually paid for each calendar day (or portion thereof) for which the worker(s) was paid less than the prevailing wage rate, as specified in Labor Code section 1775;
- b. Consultant shall maintain and make available payroll and worker records in accordance with Labor Code sections 1776 and 1812;
- c. If Consultant employs (and/or is legally required to employ) apprentices in performing the work and/or services under this Agreement, Consultant shall ensure compliance with Labor Code section 1777.5;
- d. Consultant is aware of the limitations imposed on overtime work by Labor Code sections 1810 *et seq.* and shall be responsible for any penalties levied in accordance with Labor Code section 1813 for failing to pay required overtime wages;
- e. Consultant shall post a copy of the applicable wage rates at each jobsite at a location readily available to its workers.
- f. Any failure of Consultant and/or its subconsultant to comply with the above requirements relating to a public works project shall constitute a breach of this Agreement that excuses the City's performance of this Agreement at the City's sole and absolute option and shall be at the sole risk of Consultant. Consultant on behalf of itself and any subconsultant, agree to indemnify, defend and hold harmless the City and its officials, officers, employees, and agents from and against any and all claims, liabilities, losses, costs, expenses, attorney's fees, damages, expenses, fines, financial consequences, interest, and penalties of any kind or nature arising from or relating to any failure (or alleged failure) of the Consultant and any subconsultant to pay prevailing wages or to otherwise comply with the requirements of prevailing wage law relating to a public work.
- g. Consultant acknowledges that it and/or any subconsultant may not engage in the performance of any contract for public work unless currently registered with the DIR and qualified to perform public work

pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

17. Storm Water Requirements. To the extent applicable to the Scope of Work under this Agreement, Consultant, Consultant's employees, subcontractors, and agents are required to abide by the applicable City of Santa Cruz Storm Water Best Management Practices (BMPs) for the duration of the work. The City's mandatory Storm Water BMPs, which are listed according to the type of work, operations, or business, are located on the City website at: <https://www.cityofsantacruz.com/government/city-departments/public-works/stormwater/best-management-practices>
18. Dispute Resolution. The Parties agree to attempt in good faith to resolve through negotiation any dispute, claim, or controversy arising out of or relating to this Agreement. Either party may initiate negotiations by providing written notice in letter form to the other party, setting forth the subject of the dispute and the relief requested. Promptly upon such notification, the Parties shall meet at a mutually agreeable time and place in order to exchange relevant information and perspective, and to attempt to resolve the dispute. In the event that no resolution is achieved, and if, but only if, the parties mutually agree, then prior to pursuing formal legal action, the parties shall make a good faith effort to resolve the dispute by non-binding mediation or negotiations between representatives with decision-making power, who, to the extent possible, shall not have had substantive involvement in the matters of the dispute. To the extent that the dispute involves or relates to a public works project, the Parties agree to attempt to resolve the dispute by complying with the claims process as set forth in Public Contract Code sections 9204(e), 20104-20104.6, but without waiving the requirements of the California Tort Claims Act, Gov't Code section 800 et seq. unless otherwise agreed to by the Parties.
19. Force Majeure. Neither party hereto shall be considered in default in the performance of its obligation hereunder to the extent that the performance of any such obligation is prevented or delayed by an act of God, natural disaster, pandemic, acts of terrorism, war, or other peril, which is beyond the reasonable control of the affected party and without the negligence of the respective Parties. Each party hereto shall give notice promptly to the other of the nature and extent of any Force Majeure claimed to delay, hinder, or prevent performance of the services under this Agreement. Each Party will, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and will, upon the cessation of the cause, diligently pursue performance of its obligations in this Agreement. In the event either party is prevented or delayed in the performance of its respective obligation by reason of such Force Majeure, there may be an equitable adjustment of the schedule and Consultant compensation based on City's sole discretion.
20. Complete Agreement. This Agreement, along with any attachments, is the full and complete integration of the Parties' agreement with respect to the matters addressed herein, and this Agreement supersedes any previous written or oral agreements between the Parties with respect to the matters addressed herein. Unless otherwise stated, to the extent there is any conflict between this Agreement and any other agreement (written or oral), the terms of this Agreement shall control.
21. Severability. The unenforceability, invalidity, or illegality of any provision(s) of this Agreement shall not render the other provisions unenforceable, invalid, or illegal.
22. Waiver. Waiver by any party of any portion of this Agreement shall not constitute a waiver of the same or any other portion hereof.
23. Governing Law. This Agreement shall be governed by and interpreted in accordance with California law.

24. Contract Interpretation. Each party acknowledges that it has reviewed this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.
25. MacBride Principles/Peace Charter. City of Santa Cruz Resolution NS-19,378 (7/24/90) encourages all companies doing business in Northern Ireland to abide by the MacBride Principles and Peace Charter.
26. Notices. If either party shall desire or is required to give notice to the other, such notice shall be given in writing, via email, and concurrently delivered by overnight Federal Express [or priority U.S. Mail], addressed to recipient as follows:

**To CITY:**

City of Santa Cruz  
Department of Planning and  
Community Development  
809 Center St, Room 107  
Santa Cruz, CA 95060  
[mvanhua@cityofsantacruz.com](mailto:mvanhua@cityofsantacruz.com)  
831-420-5216

**To CONSULTANT:**

Kimley-Horn and Associates, Inc.  
Bill Wiseman  
824 Bay Ave, Ste 10  
Capitola, CA 95010  
[bill.wiseman@kimley-horn.com](mailto:bill.wiseman@kimley-horn.com)  
831-316-1430

Changes to the above information shall be given to the other party in writing ten (10) business days before the change is effective.

27. Counterparts. The Parties may execute this Agreement in two or more counterparts, which shall, in the aggregate, be deemed an original but all of which, together, shall constitute one and the same instrument. A scanned, electronic, facsimile, or other copy of a party's signature shall be accepted and valid as an original.
28. Warranty of Authority. The signatories to this Agreement warrant and represent that each is authorized to execute this Agreement and that their respective signatures serve to legally obligate their respective representatives, agents, successors, and assigns to comply with the provisions of this Agreement.

[SIGNATURES ON FOLLOWING PAGE]

Approved As To Form:

By: Barbara H. Choi

Date: June 2, 2022

Office of the City Attorney

CONSULTANT

By: \_\_\_\_\_

Date: \_\_\_\_\_

Printed: Bill Wiseman

Title: Project Director

CITY OF SANTA CRUZ

By: \_\_\_\_\_

Date: \_\_\_\_\_

Lee Butler

Director of Planning and Community Development

## EXHIBIT A

## Scope of Work

Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared this Scope of Work for the City of Santa Cruz (City) to prepare the City of Santa Cruz's 6<sup>th</sup> Cycle 2024-2031 Housing Element Update (the project).

- **Task 1 – Project Initiation**

- ***Kick-Off Meeting***

Kimley-Horn will participate in a kick-off meeting with City staff to discuss the update process, answer questions, provide data, and exchange other important procedural aspects of the Housing Element Update. The meeting will address the following:

- Review/Modify Scope of Work and Schedule

- Define Outreach Methodologies

- Data Sharing/Exchanging

- Meetings and Community Engagement Plan

- ***Project Schedule***

Kimley-Horn will develop and maintain a project deliverables schedule outlining major milestones, meetings, work products, community outreach events, and public hearings. The project team will review HCD's proposed timeline for the AMBAG region to ensure that the City of Santa Cruz is on schedule throughout the Housing Element Update process. The project deliverables schedule will include all tasks within the Scope of Work and accommodate anticipated City, public, and agency review times.

- ***Community Engagement Plan***

Kimley-Horn will prepare a Community Engagement Plan to describe the strategy for optimal engagement with the community, stakeholders, and decision makers during the Housing Element Update process. The Community Engagement Plan will identify the approach, purpose, and desired outcomes for each outreach event and the role of the Housing Element Team. Given the current COVID-19 restrictions on in-person meetings, City staff may wish to revise this plan as circumstances change.

Community Engagement process is envisioned to occur in two phases:

The **first phase** will commence with distribution of an informational fact sheet and conducting a virtual community workshop that will serve as an introduction to the Housing Element Update process and provide opportunity for initial community input. It will also include a series of meetings with stakeholder focus groups that will occur over five months, as well as an initial consultation with Coastal Commission staff. This first phase will initiate discussions about housing conditions and opportunities, as well as inform the community and stakeholder groups about how to stay involved throughout the project.

The **second phase** will further engage the community, stakeholder groups, and elected and appointed officials in conjunction with a review of the draft land use strategies and policies, and subsequently the release of the Draft Housing Element document. These outreach efforts will introduce the draft document to the public and follow a similar format to the first round of community outreach in gathering feedback.

Community outreach efforts will begin within two months following project initiation and continue through the adoption of the Housing Element update by the California Department of Housing and Community Development ("HCD"). The public and various stakeholders will have ample opportunities to obtain information and provide input in a variety of ways, including:

- Project website (hosted by the City)
- Informational fact sheet and event flyers
- Community Housing Survey
- Community workshops (3)
- Coastal Commission Staff Initial Consultation
- Monthly stakeholder meetings (5 month period)
- Study sessions with Planning Commission and City Council
- Public hearings with Planning Commission and City Council

The Community Engagement Plan will include efforts to engage with community members who do not traditionally participate in community outreach events and may be harder to reach. Creative methods to engage senior citizens, non-native English speakers, persons with limited access to technology, those living in disadvantaged areas, and other underrepresented groups will be identified.

Outreach materials will be provided in English and Spanish, with opportunities for Spanish-speaking engagement during each workshop, study session, and public hearing, with the possibility of specific Spanish language focus groups.

Kimley-Horn will conduct all outreach virtually. All project materials, recordings of public meetings, and summaries will be provided to the City for posting on the project website for community accessibility.

▪ ***Informational Fact Sheet and Event Flyers***

Kimley-Horn will prepare an informational fact sheet as a printable resource for posting on the City's website. It will provide the public with background information on State requirements, the process for creating a compliant Housing Element, Santa Cruz-specific housing information, the organization of the Housing Element document, and the overall project timeline. This information is similar to what will be provided at the community workshops, but in a more accessible format.

Event flyers will also be prepared for the three community workshops.

▪ ***Document Review***

Kimley Horn will review City plans and policy initiatives that will help inform a future housing vision for the City of Santa Cruz. Plans and topics include but are not limited to the following:

- Santa Cruz 5<sup>th</sup> Cycle Housing Element
- Housing Blueprint Subcommittee Recommendations and Community Engagement Survey (2018)
- Santa Cruz Voices on Housing: Fall 2017 Community Engagement Report and City Council Study Sessions
- AMBAG Regional Housing Needs Assessment
- City of Santa Cruz General Plan and EIR



Other existing studies, as identified by City staff

Kimley-Horn will be responsible for identifying and resolving any information gaps using existing available data sources. Kimley-Horn anticipates a “turnkey approach” for data collection to the greatest extent feasible and will only request information that is proprietary to the City to minimize the work effort by City staff.

***Deliverables:***

- Kick-Off Meeting Agenda
- Kick-Off Meeting Minutes
- Project Schedule (updated as needed)
- Community Engagement Plan
- Informational Fact Sheet and Event Flyers

■ **Task 2 – Analyze Regional Housing Needs Assessment (RHNA)**

***Community Housing Survey #1 – Values and Priorities***

Kimley-Horn will create a web-based community survey using Microsoft Forms to identify and evaluate community values and priorities for potential housing, housing goals, policies, and programs.

The community housing survey will provide tangible data that can be incorporated into the Housing Element to better understand community and stakeholder interests, help determine land use alternatives, and document the City’s outreach efforts to HCD. Results of the survey will be incorporated into a draft and final baseline report. It will include charts and tables that quantify the survey results, a summary of key findings, and an appendix of all response comments.

***Community Workshop #1 – Introduction and Policy Considerations***

Kimley-Horn will facilitate the first community workshop to discuss the Housing Element update process. Kimley-Horn will prepare and deliver a PowerPoint presentation, informational handouts, visual aids, and other materials. Participants will be asked to identify challenges, issues, and opportunities for the Housing Element.

The meeting will introduce participants to the RHNA process, Housing Element requirements, legislative requirements and engage in the identification of policy considerations. A summary presentation of the results of the Community Housing Survey #1 – Values and Priorities will be provided highlighting survey findings and common themes, and refined in coordination with City staff.

■ ***Monthly Stakeholder Focus Group Meetings (5)***

Kimley-Horn will meet monthly for five months with various stakeholder focus groups, as identified by City staff. The objectives of these meetings will be to inform stakeholders about the project process and provide opportunities for on-going engagement, as well as to aid in soliciting participation from under-represented communities. Summary meeting minutes will be prepared for each meeting documenting key recommendations and action items. Stakeholder groups are envisioned to include the following:

- Market and affordable housing developers
- Nonprofits/NGOs and advocacy groups
- Faith-based organizations/churches

Local organizations (senior centers, youth centers, homeless shelters, etc.)

Higher education (e.g. UCSC) student housing advocates and Santa Cruz City Schools

### ***Coastal Commission Staff Consultation***

In coordination with City staff, Kimley-Horn will meet with Coastal Commission staff to brief them on the project scope and schedule and get their initial feedback on the housing element update process.

#### **■ *Current Housing Element Assessment***

As required by State law, Kimley-Horn will review and evaluate the City of Santa Cruz's current Housing Element and its programs. This task will include a review of the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the stated housing goals; the effectiveness of the Housing Element in attaining community housing goals and objectives; and the City's progress in implementing the Housing Element. The assessment will include the following information:

- Evaluate the status, effectiveness, and appropriateness of the current housing policy programs and identify any barriers to implementation
- Compare identified goals from the adopted Housing Element to actual accomplishments during the plan period
- Evaluate the existing Housing Element in relation to current State housing laws and identify any omissions or deficiencies

#### **■ *Housing Needs, Constraints, and Resources Baseline Review***

##### **■ *Housing Needs***

Kimley-Horn will assess housing needs, constraints, and resources. A population and housing profile will be conducted that analyzes population and household characteristics, special housing needs populations, and affordable units at risk of converting to market rate units as required by new state law.

Kimley-Horn will update the needs analysis pursuant to Government Code Section 65583 with data from the HCD preapproved data packet, 2020 U.S. Census data, American Community Survey, and other relevant sources. Consultant will coordinate with staff to develop a current housing inventory and evaluate housing conditions using state-approved criteria. The updated needs analysis will include the following:

- Population and Demographics: Population trends and projections, race and ethnicity, and population age.
- Household Characteristics: Number, size, and type of existing households and characteristics of lower-income households (including extremely low).
- Employment and Income: Employment by industry, occupation of employed residents, and income trends.
- Housing Stock Characteristics: Housing types and conditions, overcrowded households, and vacancy rates.
- Housing Costs and Affordability: Home sale price trends, rental costs, affordability for households at all income levels including existing need for extremely low-income households, and overpayment.
- Special Housing Needs: Special housing needs of persons with disabilities (including persons with developmental disabilities), seniors, large households, female-headed households, homeless, and students.
- Projected Housing Needs: RHNA by income group, including projected extremely low-income households.

At-Risk Housing: Inventory and analysis of existing affordable units at risk of converting to market rate during the planning period and estimate of the number of units in need of replacement and rehabilitation.

Opportunities for Energy Conservation: Pursuant to Senate Bill (SB) 375 and Assembly Bill (AB) 32, an inventory and analysis of opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems and design for residential development. The City's 2022 Climate Action Plan update will include some recommendations and the City is currently developing an Existing Building Electrification Roadmap as well.

Coastal Zone Requirements: Include a description of construction, demolition, and conversion of housing for lower- and moderate-income households within the Coastal Zone.

Infrastructure: Include a description of consistency with water and sewer priority requirements pursuant to SB 1087 (Gov. Code § 65589.7).

#### ■ *Housing Constraints*

Housing constraints will identify non-governmental, governmental, and environmental constraints that may have an effect on the future development of housing at all income levels. Housing resources such as availability of vacant land, zoning to accommodate RHNA growth needs, and capacities of available sites will be analyzed. Funding and financing resources available to address housing needs will be identified. New requirements pursuant to Affirmatively Furthering Fair Housing will be included.

As required by new housing law, particularly AB 1397, and the City's RHNA allocation, the adequate sites analysis will be much more in-depth and detailed, particularly for site suitability for very-low and low-income RHNA categories.

#### ■ *Fair Housing Assessment*

Per AB 686, work with City staff to assess various actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. This will include an assessment of fair housing practices, examine the relationship of available sites to areas of high opportunity, and include actions to affirmatively advance fair housing.

Incorporate California Tax Credit Allocation Committee / HCD Opportunity Maps that illustrate areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. Consider and review the U.S. Department of Housing and Urban Development Affirmatively Furthering Fair Housing criteria, and utilize the data under the Fair Housing Assessment to assist in the update of the City's Analysis of Impediments to Fair Housing Choice.

#### *Deliverables:*

Housing Element Data Resources Matrix  
Current Housing Element Assessment  
Draft and Final Housing Needs, Constraints, and Resources Baseline Review  
Adequate Sites Analysis Summary  
GIS Based Inventory of Sites  
Data Tables, Maps, and Relevant Text  
Community Workshop #1 Presentation and Handouts

### ■ Task 3 – Land Use Strategies – Prototype and Testing

This phase will utilize the analysis from the Baseline Review, the Community Housing Survey #1, and the Priority & Value Statement to develop up to three land use strategies that meet RHNA requirements. These land use strategies and policies will then be reviewed with the community and as part of a study session with the Planning Commission, and a second with the City Council.

#### ■ *Sites Inventory and Analysis of Resources*

Prepare the sites inventory section of the Housing Element that meets Government Code section 65583 and section 65583.1. The sites inventory shall demonstrate how the City will satisfy its RHNA in each income category. This includes identifying and evaluating the number of units, location, and assumed affordability of identified sites throughout the community relative to all components of the assessment of fair housing and analyzing and concluding whether the identified sites improve or exacerbate conditions for each of the fair housing areas.

Kimley-Horn will also identify, evaluate, and prioritize factors that contribute to fair housing issues and identify goals and actions based on these factors. These analyses describe the methodology used to quantify the number of units that can be accommodated on each site, including minimum density and realistic capacity, accounting for land use controls, typical density trends for similar projects, and site improvement requirements.

Potential policy strategies will be identified to increase site capacity and demonstrate development viability (per State law). For non-vacant sites, the analysis will demonstrate the potential and likelihood of additional development within the planning period based on the extent to which existing uses may constitute an impediment to additional residential development, current market demand for the existing use, any existing leases or other contracts, development trends and regulatory or other incentives or standards to encourage additional residential development on these sites.

This analyses will address whether sites are adequate to accommodate lower income needs based on identification in the 5th cycle for non-vacant sites or two or more for vacant sites, some of which utilized the density bonus process.

The review will also include a list of the number of pending, approved, or permitted units by income group based on actual or anticipated sales prices and rents since the beginning of the projection period. Any known environmental or other constraints, conditions, or circumstances, including mitigation measures, that impede development in the planning period will also be addressed. Finally, the analyses will address new requirements related to zoning for sites accommodating moderate and above moderate housing pursuant to AB 725.

#### ■ *Housing Policy Plan*

As required by State law and taking into consideration the land use strategies described above, develop a Draft Housing Policy Plan that constitutes the policy component of the Housing Element. Existing relevant policies will be supplemented by new policies and programs that address new Housing Element Law. Strategies will clearly indicate their relationship with the community values, total number of units, and criteria.

The Housing Policy Plan will identify policies and programs to address State law requirements regarding: 1) Conservation and Improvement, 2) Availability and Production, 3) Affordability, Removal of Constraints, and 4) Equal Housing Opportunity. Policies and programs will be supplemented by Quantified Objectives by income category.

- **Testing and Refinement**

- **Community Workshop #2 – Land Use Strategies and Housing Policies**

Results of the Sites Inventory and Analysis of Resources and initial draft housing policy plan will be compiled into a Land Use Strategies and Policy Report. A PowerPoint presentation summarizing this report will be presented at a second community workshop. Kimley-Horn will prepare a draft and final PowerPoint for review by City staff prior to the meeting.

- **Planning Commission and City Council Study Sessions**

Kimley-Horn will prepare for and help facilitate two study sessions with both the Planning Commission and City Council to review preliminary Land Use Strategies and Policy Report and associated comments received from the public. Kimley-Horn will prepare a draft and final PowerPoint for review by City staff prior to the meeting.

- **Draft Preferred Sites Accommodation Strategy**

Based on feedback received from the community and the study sessions, Kimley-Horn will prepare a draft preferred sites accommodation strategy for review and comment by City staff. Once complete, this preferred strategy will constitute the project description for preparing the Housing Element and the environmental review.

The preferred strategy will include draft policies and programs. It is understood that due to the iterative nature of this process, additional revisions will likely occur in response to further community feedback, HCD comments, and environmental review.

**Deliverables:**

- Preliminary Draft Land Use Strategies for review with City staff
- Preliminary Draft Housing Policy Plan and for review with City staff
- Draft and Final Land Use Strategies and Policy Report
- Presentation for study session with the Planning Commission and City Council
- Draft Preferred Land Use Strategy

- **Task 4 –General Plan Consistency Amendments**

Based on the Sites Inventory and Analysis of Resources, work with City staff to identify potential areas for General Plan amendments and/or rezoning, if necessary, to ensure internal consistency of the General Plan and statutorily required implementation through code amendments. These may include revisions to the Land Use Element, Land Use Map Municipal Code amendments (rezones), and Safety Element as appropriate.

Because the level of effort required to make these General Plan amendments is currently unknown, a preliminary number of hours and budget estimate is shown on the attached budget. Based on the level of revisions required, this estimate may be subject to change pending project progression and discussions with City staff.

This scope of work assumes that revisions to the General Plan Circulation Element will not be required.

- **Land Use Element Revisions**

Pursuant to various new statutes, including AB 1397, adequate sites requirements will require an in-depth analysis of adequate sites. If sites are not available to accommodate expected RHNA growth in the planning

period, the City must provide a rezoning program to address unaccommodated need. As zoning must be consistent with the General Plan, similar updates to the General Plan land use designations may be required.

The Land Use Element Update will primarily rely on the necessary updates to the Housing Element to accommodate RHNA growth needs. Updates may include changes to the Land Use Element including new land use designations, revised descriptions of the purpose and intent of existing land use designations, and additional land use considerations.

This element will describe the City's planning boundaries, including any revisions to the General Plan Land Use Element and associated Land Use Map, and establish a strategy for growth that reflects the community's vision and supports the Housing Element. Revisions to land use policy and land use designations will be based on these considerations.

- ***Safety Element Revisions***

Pursuant to newly adopted statutes, the General Plan Safety Element may be required to be updated to address climate change and the risk of fire. The review shall also address fire hazards, generally, to describe goals, policies, and objectives.

***Deliverables:***

General Plan Consistency Memo that identifies sections of the City's current General Plan requiring update including revised/added text, tables, maps, and figures

- **Task 5 – CEQA Compliance**

Kimley-Horn will prepare an Addendum or Supplemental EIR to the City's 2030 General Plan EIR per CEQA Guidelines Section 15163 and 15154. Our approach assumes that no substantial land use changes will be proposed and that the sites inventory will identify capacity consistent with the General Plan land use policies and build-out projections, which will include additional housing associated with the Downtown Plan Expansion project in the area south of Laurel Street.

This scope of work assumes that no technical studies will be required and that the Addendum will rely on policy language to demonstrate less than significant impacts. The Addendum will include a table that identifies the changes in goals or policies between the existing 5<sup>th</sup> Cycle and the proposed 6<sup>th</sup> Cycle Housing Elements

Kimley-Horn anticipates one review cycle of the Administrative Draft EIR Addendum, with an approximate two weeks for staff review. Once City staff has reviewed and commented on the Administrative Draft, Kimley-Horn will prepare the Public Review Draft EIR Addendum, as directed.

This scope of work assumes that the City will prepare the Notice of Determination (NOD) following the adoption of the Housing Element by the City Council. This includes preparing the necessary mailings, and circulation of environmental documentation and payment of all required fees.

***Deliverables:***

Administrative Draft EIR Addendum

Public Review Draft EIR Addendum (electronic suitable for City website posting)

## ■ Task 6 – Draft Housing Element

Kimley-Horn will prepare an internal Administrative Draft, Public Review Draft, and Draft Final Housing Element.

### ***Administrative Draft Housing Element***

Kimley-Horn will prepare and submit an Administrative Draft Housing Element to the City for review. The Administrative Draft will be a complete draft and include all required components of a Housing Element, as described in prior tasks, and will include all tables, maps, and graphics. It is assumed the City will provide one set of consolidated comments on this Administrative Draft.

### ***Public Review Draft***

Kimley-Horn will prepare a Public Review Draft Housing Element based on consolidated City comments on the Administrative Draft. Kimley-Horn will address any identified issues and make necessary revisions prior to formal submittal to HCD.

### ***Community Workshop #3 - Public Review Draft Housing Element***

Working with City staff, Kimley-Horn will facilitate a community meeting to inform the public about the Public Review Draft Housing Element and opportunities for comment and feedback. Prior to the meeting, Kimley-Horn will prepare a draft and final PowerPoint for staff review.

### ***First HCD Submittal Draft***

Once the Public Review Draft Housing Element is complete, it will be submitted to HCD for an initial 90-day review. Kimley-Horn will prepare a transmittal letter and Completeness Review Checklist detailing how the Public Review Draft Housing Element meets state law requirements. It is assumed the City will sign the transmittal letter and transmit to HCD for review.

### ***Response to Comments***

Kimley-Horn will prepare appropriate responses to applicable public and agency comments (including HCD) on the Public Review Draft Housing Element. Based on new requirements, third party interest, and the general nature of the topic, the City should be prepared to receive considerably more comments from the public and other stakeholders during the sixth cycle.

### ***Second HCD Submittal Draft***

Kimley-Horn will prepare a second HCD submittal draft of the Housing Element incorporating their comments on the first Draft and City staff comments, as directed. The second HCD submittal draft will be posted for public review and interested parties notified at least seven days prior to submittal to HCD.

### ***Final Housing Element***

Following review by HCD, Kimley-Horn will revise the HCD submitted Public Review Draft Housing Element. This Final Draft Housing Element will be presented at public hearings before the Planning Commission and City Council.

### ***Deliverables:***

Administrative Draft Housing Element

Public Review Draft Housing Element



HCD Streamline Review Checklist  
Final Review Draft Housing Element

## ■ Task 7 – Plan Adoption

### **Public Hearings**

Kimley-Horn assumes participation at one public hearing before the Planning Commission and one public hearing before the City Council. Kimley-Horn will prepare and present a PowerPoint presentation, assist in drafting staff report language, and respond to questions at each of the public hearings.

### **Deliverables:**

Electronic copies (in PDF and PowerPoint format) of draft presentations for Public Hearings

### **Final Housing Element/HCD Certification**

Based on the City Council direction, Kimley-Horn will make final revisions and prepare a Final Housing Element for transmittal to HCD for final certification. Kimley-Horn will maintain ongoing communication with the State until the Final Housing Element is officially deemed certified.

## ■ Task 8 – Meetings and Project Management

This task assumes attendance by Kimley-Horn staff at the following virtual and in-person (hybrid) meetings:

Project Kick-off Meeting (1)  
Project Team Coordination Meetings (4)  
Project Team Conference Calls (12)  
Community Workshops (3)  
Stakeholder Focus Group Meetings (5)  
Coastal Commission Staff Initial Consultation  
Planning Commission and City Council Study Sessions (2, one each)  
Adoption Public Hearings (2)

This scope of work assumes that Kimley-Horn's role at the public meetings will be to provide support to the City in answering questions and providing general guidance and recommendations, and providing draft and final presentation materials. Virtual attendance at public meetings/hearings assumes preparation of one draft and final PowerPoint presentation for each applicable meeting.

### ■ **Project Management**

In addition to the research, analysis, communications, and report writing tasks described above, Kimley-Horn will perform project management duties to ensure that the Housing Element update and EIR Addendum or other CEQA documentation meets the Client's standards of quality, and that it is delivered on time and within budget. These duties will include team supervision and coordination, oral and written communications with City staff, project accounting, and quality assurance review by Kimley-Horn and the technical editor for all deliverable products. Kimley-Horn will ensure that the Housing Element Update meets the requirements of State law as interpreted by HCD to the best of their ability.

### ■ Budget and Schedule

A draft budget is attached separately. All work will be performed on a not-to-exceed price and is valid for a period of 90 days from the date of this proposal.

Kimley-Horn is committed to working with City staff to tailor the project to best suit your needs and objectives. We anticipate that this scope of work, budget, and schedule will be refined based on further discussions.

A project schedule is shown below illustrating Final House Element adoption by Santa Cruz City Council and HCD Certification by the required December 2023 deadline.

### ■ Project Budget

An initial project budget is shown on below. Should we be selected, we will work with you to customize this scope of work and budget to best fit your needs and expectations. Kimley-Horn does not offer an early pay discount.

EXHIBIT B: FEE SCHEDULE

**See following page**

City of Santa Cruz Housing Element Update - 6th Cycle  
Project Budget

Labor	Principal / Project Manager \$325	Associate Planner \$175	Assistant Planner / Graphics \$140	Senior Env. Analyst \$200	Env. Analyst \$165	GIS \$160	Admin / Graphic Support \$130	Total Hours	Total Cost
<b>Task 1. Project Initiation</b>									
Project Kick-off Meeting (prep.)	2	2						4	\$1,000
Project Schedule		2						2	\$350
Community Engagement Plan		4						4	\$700
Information Fact Sheet and Event Flyers		8					2	10	\$1,660
Document Review		4						4	\$700
									<b>\$4,410</b>
<b>Task 2. Analyze Regional Housing Needs Assessment</b>									
Community Housing Survey #1 - Values and Priorities	4	8	24					36	\$6,060
Community Workshop #1 - Introduction and Policy Considerations (prep.)	2	4	8				2	16	\$2,730
Monthly Stakeholder Focus Group Meeting Minutes	2	10						12	\$2,400
Current Housing Element Assessment	4	8	24			16		52	\$8,620
Housing Needs, Constraints, and Resources Baseline Review	24	60	80			8		172	\$30,780
									<b>\$50,590</b>
<b>Task 3. LU Strategies - Prototype and Testing</b>									
Sites Inventory and Analysis of Resources	16	48	40			40		144	\$25,600
Housing Policy Plan	8	40	60					108	\$18,000
Community Workshop #2 - Land Use Strategies and Housing Policies (prep.)	2	4	4					10	\$1,910
PC/CC Study Sessions (prep)	2	4				2		8	\$1,670
Draft Preferred Sites Accommodation Strategy	4	8	8			4		24	\$4,460
									<b>\$51,640</b>
<b>Task 4. General Plan Consistency Amendments</b>									
Land Use Element Revisions	2	8	4					14	\$2,610
Safety Element Revisions	2	8	4					14	\$2,610
									<b>\$5,220</b>
<b>Task 5. CEQA Compliance</b>									
EIR Addendum									
Administrative Draft	8			8	40			56	\$10,800
Public Review Draft	4			8	16			28	\$5,540
Figures/Graphics/QA-QC	8	8					8	24	\$5,040
									<b>\$21,380</b>
<b>Task 6. Draft Housing Element</b>									
Administrative Draft Housing Element	8	24	40			4	6	82	\$13,820
Community Workshop #3 - Public Review Draft Housing Element (prep.)	4	8						12	\$2,700
Public Review Draft	4	16	8			4	3	35	\$6,250
1st HCD Submittal Draft	2	8	4				3	17	\$3,000
Response to Comments	2	8				2	3	15	\$2,760
2nd HCD Submittal Draft	4	24					4	32	\$6,020
Final Draft Housing Element	2	8				4	2	16	\$2,950
									<b>\$37,500</b>
<b>Task 7. Plan Adoption</b>									
Public Hearings (2) (prep.)	2	4						6	\$1,350
Final Housing Element / HCD Certification	2	8					6	16	\$2,830
									<b>\$4,180</b>
<b>Task 8. Meetings and Project Management</b>									
Project Kick-off Meeting (1)	4	2						6	\$1,650
Project Team Coordination Meetings (4)	8	8						16	\$4,000
Project Team Conference Calls (10)	20	20				6		46	\$10,960
Community Workshops (3)	24	24					8	56	\$13,040
Stakeholder Focus Group Meetings (5)	15	15						30	\$7,500
Coastal Commission Consultation	4	4						8	\$2,000
PC/CC Study Sessions (2)	16	16						32	\$8,000
Adoption Public Hearings (2)	12	16						28	\$6,700
Ongoing Project Management	40	24						64	\$17,200
									<b>\$71,050</b>
<b>Labor Total</b>									<b>\$245,970</b>
<b>Expenses</b>									
Direct Expenses Allocation (5% of labor)									\$12,299
Indirect Expenses (e.g. travel and accommodation)									\$2,500
<b>Total Budget</b>									<b>\$260,769</b>

EXHIBIT C: WORK SCHEDULE

**See following page**

City of Santa Cruz Housing Element Update - 6th Cycle  
Project Schedule

TASK	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	2023																		
<b>1. Project Initiation</b>																			
Kick-off Meeting																			
Project Schedule																			
Community Engagement Plan																			
Informational Fact Sheet and Event Flyers																			
Document Review																			
<b>2. Analyze Regional Housing Needs Assessment</b>																			
Community Housing Survey #1 - Values and Priorities																			
Community Workshop #1 - Introduction and Policy Considerations																			
Stakeholder Focus Group Meetings (Monthly - 5)																			
Current Housing Element Assessment																			
Housing Needs, Constraints, and Resources Baseline Review																			
<b>3. LU Strategies - Prototype and Testing</b>																			
Sites Inventory and Analysis of Resources																			
Housing Policy Plan																			
Testing and Refinement																			
Community Workshop #2 - Land Use Strategies and Housing Policies																			
PC / CC Study Sessions																			
Draft Preferred Site Accommodation Strategy																			
<b>4. General Plan Amendments</b>																			
Code Amendments - Rezones																			
Land Use and Safety Element Revisions																			
<b>5. CEQA Compliance</b>																			
Administrative Draft Initial Study																			
Public Review Draft Initial Study																			
<b>6. Draft Housing Element</b>																			
Administrative Draft Housing Element																			
Public Review Draft																			
Community Workshop #3 - Public Review Draft Housing Element																			
HCD Submittal Draft																			
Initial 90-Day HCD Review of Draft																			
Response to Comments																			
Second HCD Review/ Final Draft Housing Element																			
General Plan Consistency Amendments																			
<b>7. Plan Adoption</b>																			
Adoption Public Hearings (2)																			
Final Housing Element / HCD Certification																			
Project Team Coordination Meetings (4)																			
Project Team Conference Calls (10)																			

## EXHIBIT D: INSURANCE REQUIREMENTS

**A. CERTIFICATE REQUIREMENTS**

The City will be issued a Certificate of Insurance (a Memorandum of Understanding will not be accepted) with the following minimum requirements:

- Certificate(s) will show current policy number(s) and effective dates,
- Coverage and policy limits will meet, or exceed, requirements below,
- The Certificate Holder will be City of Santa Cruz, Risk Management, 333 Front Street., Suite 200, Santa Cruz, CA 95060,
- Certificate will be signed by an authorized representative,
- An endorsement, if required below, will be provided to show the City, its officers, officials, employees, and volunteers as additional insureds, and
- Coverages must be maintained during the term of the Agreement with the City, unless a longer duration is required.

**B. MINIMUM SCOPE AND LIMITS OF INSURANCE**

Consultant acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. If Consultant maintains broader insurance coverage and/or higher limits than the minimums shown below, the City of Santa Cruz requires and shall be entitled to the broader insurance coverage and/or higher limits maintained by Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City of Santa Cruz.

Coverage will be at least as broad as:

- **COMMERCIAL GENERAL LIABILITY (CGL): \$1,000,000 PER OCCURRENCE; \$2,000,000 AGGREGATE**  
Proof of coverage for \$1 Million per occurrence including products and completed operations, property damage, bodily injury, personal and advertising injury will be provided on Insurance Services Office (ISO) Form CG 00 01 covering CGL. If a general aggregate limit applies, either the general aggregate limit will apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit will be at least twice the required occurrence limit.
- **PROFESSIONAL LIABILITY (ERRORS AND OMISSIONS): \$2,000,000 PER OCCURRENCE OR CLAIM, \$2,000,000 AGGREGATE.**

Consultant will maintain insurance appropriate to Consultant's profession; with limit no less than \$2,000,000 per occurrence or claim, \$2,000,000 aggregate. Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after date of completion of the services under this Agreement. If coverage is canceled or non-renewed and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date or start of work date, Consultant must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

- **AUTOMOBILE LIABILITY:**  
Proof of coverage for \$1,000,000 provided on ISO Form Number CA 00 01 covering any auto (Code 1), or if Consultant has no owned autos, hired, (Code 8) and non-owned autos (Code 9), per accident for bodily injury and property damage.
- **WORKERS' COMPENSATION AS REQUIRED BY THE STATE OF CALIFORNIA, WITH STATUTORY LIMITS, AND EMPLOYER'S LIABILITY INSURANCE: \$1,000,000 per accident for bodily injury or disease.**  
The Worker's Compensation policy must be **endorsed** with a waiver of subrogation in favor of the City for all work performed by the Consultant and its employees.



### C. OTHER INSURANCE PROVISIONS

The insurance policies are to comply with the following provisions:

- **ADDITIONAL INSURED STATUS**  
The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of Consultant including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage will be provided in the form of an **endorsement** to Consultant's insurance at least as broad as ISO Form CG 20 10 11 85, or if not available, through the addition of **both** CG 20 10 CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 (if a later edition is used).
- **PRIMARY COVERAGE**  
For any claims related to this Agreement, Consultant's insurance coverage will be **primary** insurance as respects the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents, or volunteers will be excess of Consultant's insurance and will not contribute with it.
- **NOTICE OF CANCELLATION**  
Each insurance policy required above shall state that the coverage shall not be canceled, except with notice to the City.
- **WAIVER OF SUBROGATION**  
Consultant hereby grants to the City a waiver of any right to subrogation, except as otherwise not applicable, which any insurer of said Consultant may acquire against the City by virtue of the payment of any loss, including attorney's fees under such insurance. Consultant agrees to obtain any endorsement that may be necessary to effectuate this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.
- **EXCESS LIABILITY/UMBRELLA INSURANCE POLICIES**  
The excess/liability policies will provide similar coverage as the primary CGL policy with no new exclusions - Excess liability insurance must **follow form** the terms, conditions, definitions, and exclusions of the underlying CGL insurance. The excess/umbrella policy must also be written on a primary and noncontributory basis for an additional insured, and that it will apply before any other insurance that is available to such additional insured which covers that person or organization as a named insured, and we will not share with that other insurance.

The policy regarding Limits of Insurance regarding Aggregates must provide that the aggregate limits if applicable shall apply in the same manner as the aggregate limits shown in the Schedule of the Underlying Insurance.

- **SELF-INSURED RETENTIONS**  
Self-insured retentions must be declared to and approved by the City. City may require Consultant to purchase coverage with a lower retention or provide proof of ability to pay losses and related expenses. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.
- **ACCEPTABILITY OF INSURERS**  
Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the City.
- **CLAIMS MADE POLICIES**  
If any of the required policies provide coverage on a claims-made basis:

1. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
  2. Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
  3. If coverage is canceled or non-renewed, and not *replaced with another claims-made policy form with a Retroactive Date* prior to the contract effective date, the Consultant must purchase “extended reporting” coverage for a minimum of *five (5)* years after completion of contract work.
- VERIFICATION OF COVERAGE  
Consultant will furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL Policy listing all policy endorsements to be approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning will not waive the Consultant’s obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.
- D. SUBCONTRACTORS**  
Consultant shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that City is an additional insured on insurance required from subcontractors.
- E. SPECIAL RISKS/CIRCUMSTANCES**  
City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances and provide notice to Consultant.



# 6<sup>th</sup> Cycle Housing Element Update Consultant Contract

City Council  
City of Santa Cruz  
June 14, 2022



# Housing Element Update

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- Housing Element is part of General Plan
- Updated every 8 years
- Process for updating Housing Element subject of State law
- Must address RHNA (3,736 units, up from 747)
- New requirements since last update
- Due to HCD December 2023



# Housing Element Update

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- New outreach requirements
- Must meet all legal requirements, including AFFH
- Must be certified by HCD
- Likely to need several rounds of HCD review
- New consequences for failure to receive certification (grant funding, rezoning timeline)
- Opportunity for City to consider new housing policies and action items



# Housing Element RFP Process

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- Request for Proposals released April 6, 2022
- Kimley-Horn response scored highest:
  - Extensive 6<sup>th</sup> Cycle Housing Element experience
  - Considerable CEQA experience
  - Lowest price
  - Meets scheduling requirements
  - Responsive to City's concerns



# Community Outreach

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- Project scope includes significant public outreach
- Scope includes community meetings and focus groups
- Focus on outreach to under-represented communities
- Online outreach including surveys and informational items
- Outreach strategy will be flexible to meet changing pandemic conditions





# Affirmatively Furthering Fair Housing

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AFFH requires that the Housing Element:

- Facilitate deliberate action to address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities.
- Assess fair housing practices.
- Analyze available sites and high and low resource areas.
- Project scope includes addressing these requirements.



# Housing Element Update Funding

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## Funding:

- Local Early Action Planning Grant (LEAP) - \$150,000
- Additional funding through Department's Consultant Services budget



# Staff Recommendation

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Direct the City Manager to execute the contract with Kimley-Horn and Associates in the amount of \$260,769 to procure consultant services to complete the 6<sup>th</sup> Cycle Housing Element Update.



## City Council AGENDA REPORT

**DATE:** 06/03/2022

**AGENDA OF:** 06/14/2022

**DEPARTMENT:** City Council

**SUBJECT:** Resolution Providing Guidance to the City's 6<sup>th</sup> Cycle Housing Element  
(CN)

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**RECOMMENDATION:** Resolution providing guidance to the City 6<sup>th</sup> Cycle Housing Element Update process.

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**BACKGROUND:** The associated agenda item related to the consultant contract for preparation of the City's 6<sup>th</sup> Cycle Housing Element Update contains additional background information on the forthcoming planning process.

**DISCUSSION:** In response to this, the attached resolution makes recommendations for policies and actions that should be analyzed and considered as part of the Housing Element Update process. It is recommended that the Council adopt this resolution to provide additional guidance for the Housing Element Update effort.

**FISCAL IMPACT:** See associated report on this same Council agenda for the consultant contract for the 6<sup>th</sup> Cycle Housing Element Update process.

**Submitted By:**  
Sonja Brunner  
Mayor

**Submitted By:**  
Shebreh Kalantari-Johnson  
Councilmember

**Submitted By:**  
Donna Meyers  
Councilmember

**ATTACHMENTS:**

1. RESOLUTION.DOCX

RESOLUTION NO. NS-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA CRUZ DIRECTING  
STAFF TO ANALYZE AND CONSIDER POLICIES OR ACTIONS FOR INCLUSION IN  
THE CITY'S 6<sup>TH</sup> CYCLE HOUSING ELEMENT

WHEREAS the City of Santa Cruz, the Monterey Bay region, and the State of California, are in a housing crisis, and policies that support the production of more housing at all levels of affordability are needed to create a more sustainable City that offers more opportunities for more people; and

WHEREAS, the City's 6<sup>th</sup> Cycle Housing Element will begin in 2024;

WHEREAS, the draft Regional Housing Needs Allocation (RHNA) assigned by the Association of Monterey Bay Area Governments identifies the need for Santa Cruz to plan for 3,736 units between 2024 through 2031, which includes 857 Very Low Income, 562 Low Income, and 709 Moderate Income units; and

WHEREAS, on June 14, 2022, the City Council is considering a consultant scope of work regarding the production of the City's 6<sup>th</sup> Cycle Housing Element; and

WHEREAS, citywide housing policies and action items developed through the 6<sup>th</sup> Cycle Housing Element effect everyone living, working, and visiting the City, and the voices of historically underrepresented populations should be emphasized in the development of the Housing Element; and

WHEREAS, climate change, wildfires, and the moral imperative to provide opportunities for socioeconomic mobility create an urgent need to plan for the rapid expansion of multifamily housing capacity in locations with high housing prices; good access to transit, jobs and schools; and separation from the wildland-urban interface;

WHEREAS, a certified Housing Element that meets housing targets and other related housing production objectives is either a prerequisite for or makes the City more competitive for various State funding opportunities, such as Infill Infrastructure Grants, some Community Development Block Grant funding, Affordable Housing and Sustainable Communities Grants, Transformative Climate Communities Grants, and the Transit and Intercity Rail Capital Program;

WHEREAS, a Housing Element that advances the goals of the state law governing housing elements will strengthen local control by solving a statewide problem through regional cooperation; and

WHEREAS, direction to analyze policies and actions and consider them for inclusion in the Housing Element will provide information that will inform future decisions on the Housing Element and is therefore exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines section 15306.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Cruz that the City Council hereby directs staff to analyze and consider the following policies or actions for inclusion in the 6<sup>th</sup> Cycle Housing Element developed by City staff and the project consultant:

- 1) Develop policies and action items that support Affirmatively Furthering Fair Housing by seeking to combat housing discrimination, undo historic patterns of segregation, and lift barriers that restrict access in order to foster a more inclusive community and help achieve racial equity and fair housing choice. Policy directions can include: prioritizing rezoning in higher resource, historically exclusionary neighborhoods; housing replacement programs/tenant protections for redevelopment of rental housing projects; homeownership opportunities for historically excluded groups. Consider citywide tools and outreach strategies, including engagement of underserved communities, to help address disproportionate housing needs as well as direct and indirect displacement risks.
- 2) Explore creative approaches to incentivizing higher density residential development and/or smaller units, within the same or slightly larger building volume, such as expanding locations that allow Flexible Density Units or creating a citywide average unit-size density ordinance like that of the City of Santa Barbara.
- 3) Evaluate possible locations where additional residential capacity, development height, and/or density maximums could potentially be increased, including but not limited to exploring the use of SB 10 legislation that allows the City to change the General Plan and Zoning of properties to accommodate up to 10 units, regardless of property size, and without triggering California Environmental Quality Act (CEQA) review, so long as the property is located in a transit-rich area or is an urban infill site as defined by the State of California (Government Code: 65913.5). Include Affirmatively Furthering Fair Housing objectives in the event that residential capacity increases are being evaluated.
- 4) Consider evaluation of site inventory capacities that exceed the RHNA amount. A small excess capacity could serve as a buffer that allows the Housing Element to still be certified, even if HCD does not approve of certain site capacities identified in the update. Such additional capacity could also give the City a greater chance of meeting its RHNA targets during the Housing Element Cycle.
- 5) Consider allowing 100% affordable residential development to be considered a “by-right” use that only requires ministerial Planning approval and Building Permits to be constructed.
- 6) Evaluate whether alternative inclusionary approaches may produce more affordable housing or deeper levels of affordability. Options to consider could include alternative inclusionary percentages based on differing levels of affordability or incentivizing land dedication versus provision of units on-site. Following this evaluation, consider whether changes to the inclusionary regulations should be proposed.
- 7) Consider policy changes, such as updates to square footage or development standards, which can incentivize and promote Accessory Dwelling Unit (ADU) production,

including creative approaches that go beyond minimum state requirements, and evaluate implications of whether the maximum allowable square footage for an ADU could be allocated to multiple ADUs rather than one single ADU. Consider mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element.

8) Consider reducing other barriers to development such as: reduction of parking minimums; reduction of impact fees; delaying the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.

9) In the event that rezoning for additional housing capacity is required as part of the Housing Element process, only consider residential use in industrial land if it is ancillary to industrial land's full employment capacity being achieved in an economically viable manner.

10) Expeditiously perform any necessary rezoning after Housing Element certification.

PASSED AND ADOPTED this 14<sup>th</sup> day of June, 2022, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: \_\_\_\_\_  
Sonja Brunner, Mayor

ATTEST: \_\_\_\_\_  
Bonnie Bush, City Clerk Administrator



## **Rosemary Balsley**

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**From:** Santa Cruz YIMBY <santacruzylimby@gmail.com>  
**Sent:** Sunday, June 12, 2022 9:21 AM  
**To:** City Council  
**Subject:** Agenda Item #29.2 on 6/14/22  
**Attachments:** June 14 Agenda #29.2 - Housing Element Resolution.pdf

Mayor, Vice Mayor and Councilmembers,

Please find attached our letter regarding the Housing Element Resolution, Item #29.2 on your 6/14/22 agenda.

Santa Cruz YIMBY

We envision a community where our neighbors of all ages, cultures, abilities, and incomes, can make Santa Cruz County their home.



June 10, 2022

To: Santa Cruz City Council

From: Santa Cruz YIMBY

Re: Support for Housing Element Resolution, Item #29.2 on June 14, 2022 Agenda

**We are writing in support of the Housing Element Resolution, Item #29.2 on your June 14, 2022 agenda.** The City of Santa Cruz must allow more housing in every neighborhood, especially historically affluent and exclusionary neighborhoods, and remove barriers to both subsidized affordable and market rate housing. **We believe the resolution captures many requirements that will yield a plan for fair, abundant, and affordable housing in our communities:**

- **A focus on Affirmatively Furthering Fair Housing.** With the long history of racist and segregationist housing policy in California, it's critical that the City of Santa Cruz's Housing Element works to undo historic and ongoing inequities, integrate communities, and provide opportunities for social mobility. Santa Cruz YIMBY emphasizes the consideration of policy directions such as **rezoning in higher resource and historically exclusionary neighborhoods, the adoption of tenant protection and other policies to reduce displacement.**
- **Use of thoughtful and meaningful tools for the City Santa Cruz to incentivize higher density residential development.** We support more flexible zoning and development standards to maximize homes within building volumes or on parcels. **Let's legalize more housing in every neighborhood,** especially the historically affluent and exclusionary neighborhoods. We know that duplexes, townhomes, cottage courts, and other "missing middle" housing can fit into our neighborhoods and provide more affordable and sustainable housing options.
- **Quickening the production of housing through permit streamlining and removal of other barriers to development.** We approve **the "by-right" approach to 100% affordable residential development.** We are **strong advocates for parking reform,** both reduction or removal of parking minimums near transit, and also allowing for unbundled parking.

**We also want to emphasize the importance of public engagement** in the Housing Element process. Since the Housing Element spans several years of future housing policy, it's important that City of Santa Cruz's public outreach program surveys an expansive and inclusive group of stakeholders. This includes **stakeholders within each of the income brackets** identified in the Housing Element, as well as **people who commute into the City of Santa Cruz for work,** since many of those workers

would likely relocate in order to reduce the amount of time they sit in their cars each day. It includes the **many organizations that are involved in the effort to build abundant and affordable housing** and **advocacy groups such as Santa Cruz YIMBY** that are working on a local and state level towards a vision of communities where neighbors of all ages, cultures, and incomes can make their home.

Sincerely,

Henry Hooker  
Rafa Sonnenfeld  
Janine Roeth  
Ryan Meckel

Leads, on behalf of Santa Cruz YIMBY

*Santa Cruz YIMBY Mission: We envision a community where our neighbors of all ages, cultures, abilities, and incomes, can make Santa Cruz County their home. In response to the ever-increasing cost of living, we advocate for more affordable housing to meet the needs of our growing population.*

*Santa Cruz YIMBY is a chapter of YIMBY Action, a 501(c)(4) nonprofit organization.*



# Resolution Guiding the Housing Element Update Process

City Council August 14, 2022



# Housing Element Overview

- City's 6<sup>th</sup> Cycle Housing Element begins 2024
- New state laws around equity and outreach
- Draft Regional Housing Needs Allocation (RHNA) five times greater than 5th Cycle Housing Element

Income Level:	<u>Number of</u> <u>VLI Units</u>	<u>Number of LI</u> <u>Units</u>	<u>Number of</u> <u>Moderate</u> <u>Units</u>	<u>Number of</u> <u>Above</u> <u>Moderate</u> <u>Units</u>	<u>Total Units</u>
Draft 6 <sup>th</sup> RHNA Cycle:	857	562	709	1,606	3,736
Current 5 <sup>th</sup> RHNA Cycle:	180	118	136	313	747



# Resolution Policy #1

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- Develop policies and action items that support Affirmatively Furthering Fair Housing (AFFH)
- Consider citywide tools and outreach strategies, including engagement of underserved communities, to help address disproportionate housing needs as well as direct and indirect displacement risks.



# Resolution Policy #2

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- Explore creative approaches to incentivizing higher density residential development and/or smaller units within the same or slightly larger building volume.





# Resolution Policy #3

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- Evaluate possible locations where additional residential capacity, development height, and/or density maximums could potentially be increased, including but not limited to exploring use of SB 10 legislation.
- Include AFFH objectives in the event that residential capacity increases are being evaluated.



# Resolution Policy #4

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- Consider evaluation of site inventory capacities that exceed the RHNA target by a small amount.
- A small excess capacity could serve as a buffer that allows the Housing Element to still be certified, even if HCD does not approve of certain site capacities identified in the update.



# Resolution Policy #5

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- Consider allowing 100% affordable residential development to be considered a “by-right” use that only requires ministerial Planning approval and Building Permits to be constructed.



# Resolution Policy #6

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- Evaluate whether alternative inclusionary approaches may produce more affordable housing or deeper levels of affordability.
  - Could include alternative inclusionary percentages based on differing levels of affordability or incentivizing land dedication versus provision of units on-site.



# Resolution Policy #7

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- Incentivize and promote Accessory Dwelling Unit (ADU) production.
- Consider mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element.



# Resolution Policy #8

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- Consider reducing other barriers to development
  - Options: reduction of parking minimums; reduction of impact fees; delaying the collection of impact fees until the issuance of the certificate of occupancy.



# Resolution Policy #9

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- In the event that rezoning for additional housing capacity is required as part of the Housing Element process, only consider residential use in industrial land if it is ancillary to industrial land's full employment capacity being achieved in an economically viable manner.





# Resolution Policy #10

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- Expeditiously perform any necessary rezoning after Housing Element certification.



# Resolution Guiding the Housing Element Update Process

City Council August 14, 2022



## City Council AGENDA REPORT

**DATE:** 6/8/2022

**AGENDA OF:** 6/14/2022

**DEPARTMENT:** Planning and Community Development

**SUBJECT:** Downtown Plan Expansion, Preferred Development Scenario for Study under CEQA (PL)

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**RECOMMENDATION:** Motion to direct staff to initiate work on an Environmental Impact Report (EIR) relating to the area identified for expansion of the boundary of the Downtown Plan, and provide that the preferred development scenario include the following: a minimum of 1,800 housing units; maximum heights of 225 feet for one taller building element, 185 feet for three taller elements, and 145 feet of one taller element, with each height being inclusive of anticipated height increases associated with a 50% density bonus and with the taller building elements comprising only a portion of shorter podium building forms; an option for auto circulation including the permanent closure of Spruce Street east of Pacific Avenue; the creation of new civic space in the closed Spruce Street right of way; enhanced pedestrian connections between the Downtown and the beach; and options for the location of a permanent arena facility for the Santa Cruz Warriors, with a preferred location being on the south side of Spruce Street between Pacific Avenue and Front Street.

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**BACKGROUND:** The Downtown Plan was first adopted as the Downtown Recovery Plan in 1991 in aftermath of the 1989 Loma Prieta Earthquake. The plan has been amended since, including in 2017, when it was renamed to the Downtown Plan. The 2017 amendments included measures that encourage new development along Front Street and Pacific Avenue between Soquel Avenue and Laurel Street, including increased height limits in some areas of the Downtown. Following these amendments, there was an increase in the number of housing applications in the downtown, including new deed-restricted affordable housing and supportive housing units.

Staff has continued to address local housing needs and take advantage of statewide funding opportunities to further this success. In October of 2020, the City Council directed staff to apply for a Regional Early Action Planning (REAP) grant to expand the current boundaries of the Downtown Plan as a means to accommodate additional residential and commercial development capacity. The project proposal met the main goal of the REAP grant funding source to accelerate housing production and received the full funding allocation of \$300,000 in January of 2021. An additional \$150,000 in project funding was also approved through the Local Early Action Planning grant (LEAP).

Prior to beginning the consultant procurement process for the current project, staff sought direction from the City Council in March 2021 on a draft expansion boundary. The selected project boundary extends the Downtown Plan south from Laurel Street to the intersection of Pacific Avenue and Center Street, down both sides of Pacific Avenue, and east to the San Lorenzo River levee. The project boundary was selected based on the goals for the project together with the existing zoning, General Plan, and physical conditions in the area. Below are the current goals for the expansion of the Downtown Plan, which continue to be refined during the process:

1. Add capacity for multi-family housing.
2. Create opportunities for public amenities and infrastructure including parks, the Santa Cruz Riverwalk trail, or other spaces for community use.
3. Better connect downtown with the river and beach areas.
4. Create new economic opportunities for local businesses and workers.
5. Generate new tax revenue to support City services.
6. Improve the pedestrian & bicycle experience.
7. Incorporate a permanent, financially-viable Warrior's arena into the plan.

Following a standard purchasing process, Kimley-Horn Associates (KHA) was selected as the prime consultant to lead this project at the Council meeting on June 22, 2021. The Council-approved Scope of Services and Schedule are included in the attachments. The first phase of the project involved the consultant team conducting an existing conditions analysis to understand the relevant physical, financial, and legal characteristics of the project area. Coordination with key stakeholders such as the Warriors began during this phase and an initial community outreach meeting was then held on November 13, 2021 to hear from the community and establish a vision for the neighborhood as redevelopment takes place. The work from this phase is summarized in the attached Real Estate Market Overview Report and Community Outreach Report.

## **DISCUSSION:**

### *Development Scenarios*

The second phase of the project built on the initial community feedback and stakeholder input as well as the established project goals. Three preliminary development scenarios were created to show three different levels of new housing capacity that could be incorporated into the expanded downtown area. The current housing capacity in the project area is around 930 housing units, of which fewer than 200 currently exist. The three development scenarios considered meeting a modest to significant amount of the City's projected housing needs by increasing that number to just over 1,300, 1,500, or 1,700 new units, respectively. In addition to housing capacity, the preliminary scenarios also include ideas for many other project features such as improved streetscape and circulation, beach connectivity, civic spaces, resiliency, and considerations for a new Santa Cruz Warriors arena. These draft project ideas and development scenarios were presented to the public in an open house format on April 20, 2022. They were then presented to the Planning Commission on May 5, 2022 and to the Downtown Commission on May 12, 2022. Additional details and illustrative materials can be found in the attached Planning Commission Staff Report.

### *Circulation and Beach Connectivity*

The project team showed a proposal for altering the existing roadways to realign the connection from Front Street to Laurel Street Extension to move the one-way roadway to the base of the cliff, allowing the closure of portions of Spruce Street and a portion of the existing Laurel Street Extension to provide additional space for civic amenities and housing. Removing a road that currently exists between the expansion area and the San Lorenzo River could open up possibilities for new public space to better engage with the river.

For beach connectivity, the team has considered all three ways that connect the project area to the beach area. Two of these ways are around the hill as is most often used currently. The third way is over the hill and the team has put more thought into the pedestrian experience between the project development, the Cliff Street stairs, and the Boardwalk. A new connection incorporating artistic lighting and appropriate street trees between an overlook at the top of the Beach Hill stairs and the Boardwalk would help beach visitors make the short walk up Beach Hill to take in a view of the San Lorenzo River or the ocean. From there, lighting and wayfinding signage can help them find places to eat and other activities to explore in the downtown, without needing to drive between the beach and downtown.

### *Resiliency*

Planning for a significant amount of new housing also means the City is considering the effects of new demand on the planned water supply. The City's Water Department has planned for growth and continues to look for ways to improve the City's water storage despite climate change threats to supply. Additional storage capacity identified in existing aquifers, together with potential new supply sources such as Pure Water Soquel, provide sufficient water to meet the planned and projected population growth over the next 20 years, particularly given the significant water efficiency of new multi-family development.

### *Arena and Civic Space*

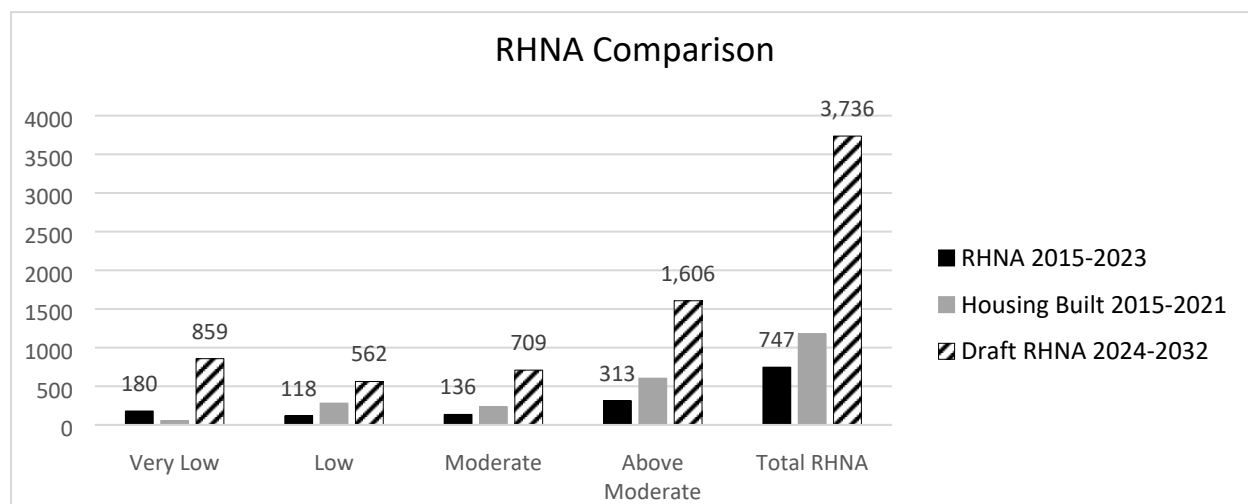
One of the primary goals of this planning process is to incorporate a land use plan that accommodates a possible location for a new, permanent, arena for the Santa Cruz Warriors G-League basketball team. A permanent arena facility would likely be somewhat larger than the existing temporary facility in order to incorporate permanent office space for operations staff, league-standard locker rooms, and modern practice facilities, all of which are not present or below standard in the current facility. A somewhat higher seating capacity and an eye for designing the arena with multi-purpose use in mind (i.e., better acoustics) could create an events venue that is not currently available in the Monterey Bay Area, drawing all kinds of new activity to Santa Cruz. In terms of whether such a facility can be built as a privately funded endeavor, the plan for the project area includes significant development intensity in order to off-set arena construction costs by providing return on investment into substantial residential development.

A new, permanent arena also creates a significant opportunity to create a safe, accessible, and engaging social gathering space for the community. The three development scenarios show options for two different locations for a new Warriors arena: the current location south of Spruce Street between Front Street and the river levee or on the adjacent block on the south side of Spruce Street between Pacific Avenue and Front Street. The different locations provide different opportunities for new civic spaces, a difference in heights adjacent to the San Lorenzo River, and practical considerations for the Warriors during the construction period.

The Spruce Street right of way contains significant underground utility infrastructure for the City’s flood control and wastewater systems, and therefore complete abandonment of this roadway is not feasible or advised. However, vehicular access could be limited to utility services and the area converted to a pedestrian plaza. By closing parts of Spruce Street to traffic, two of the development scenarios show a possible civic plaza space in its place between Pacific Avenue and Front Street. While conceptual at this point, this plaza could potentially provide space for thousands of community members and visitors to gather for a variety of events. With a successful arena project, a plaza like this could be activated by adjacent commercial uses wrapping portions of the arena exterior or on adjacent properties. A public, urban plaza of this scale could provide a powerful connection to the San Lorenzo River levee area as well. The project area is a bridge between the Downtown, the river, and the beach and it provides an opportunity to create a vibrant neighborhood inspired through art, entertainment, technology, and illumination.

### *Housing and RHNA*

The primary goal for this project is housing production and adding housing capacity that will benefit the City not just in the near term, but also for many generations to come. The City’s draft Regional Housing Need Allocation (RHNA) was released following the start of this project and was taken into consideration in the preliminary development scenarios. The RHNA is the first step in the Housing Element cycle and is intended to ensure that housing is planned for where it is most needed. Factors used by the Association of Monterey Bay Area Governments (AMBAG) in considering the distribution of housing requirements across the region included: the regional growth forecast, a jurisdiction’s share of jobs in the region, the jobs/housing ratio, existing transit routes, wildfire and sea level rise risk, race and affluence concentration, and State of California opportunity mapping. The final draft RHNA would require the City to plan for 3,736 housing units. By comparison, the current cycle of the RHNA required the City to accommodate 747 new housing units between 2015 and 2023.



While more detailed analysis will take place in the beginning phases of the Housing Element Update (slated to start by the summer of this year), staff recognizes that the existing planned housing capacity of the adopted 2030 General Plan will not be sufficient to meet this new requirement. The City needs to identify additional locations and properties to accommodate the City’s housing obligation. By taking advantage of this project area to add more housing in an

ideal downtown location, the City will be in a better position during this upcoming Housing Element Update process if sites for further housing capacity need to be identified.

The expansion area represents a rare opportunity to plan for a significant amount of new housing in a location that is among the most sustainable sites in the region to grow based on its proximity to jobs, amenities, recreation, and transportation options. New multi-family buildings will have an expected life span of well over 60 years, which means this added capacity can help meet the housing needs of future generations of Santa Cruzans. With that in mind, while it is important to add capacity in the near term to help the City meet its upcoming 2023-2031 RHNA requirement, it is just as important to consider the medium and long term benefits of adding housing and that this housing can lay the groundwork for meeting future RHNA requirements as well.

#### *Development Scenarios: Height*

The building heights shown in the preliminary development scenarios show the addition of taller components as buildings start to exceed six or seven stories, with maximum heights between 120 and 200 feet. The proposed building form would dictate that these taller elements are limited to a certain percentage of the total building footprint and are not considered for the entirety of any of the parcels. These scenarios are an increase to the allowed maximum heights in the City and present the opportunity to create a new downtown skyline that helps define the city's core as a distinct place with a strong urban identity. The taller buildings can also serve as a beacon for visitors to the City, drawing them to downtown where they can support local businesses. The taller building elements are proposed to be located in five distinct areas across four sites, all located away from the historic residential district to the west that is outside of the expansion area.

#### *Open House and Commission Meetings*

These development scenarios and topic areas were presented to the community at the second community open house held on April 20, 2022. Following this large community open house, the materials were presented to the Planning Commission on May 5, 2022, and to the Downtown Commission on May 12, 2022. The attached Planning Commission Staff Report of May 5, 2022 includes all the referenced materials. The purpose of the materials presented was to generate feedback and collect ideas for the project going forward and to define the preferred scenario that will become the project description for the purposes of environmental review under the California Environmental Quality Act (CEQA). The comments received at the April 20, 2022 open house event are shown in the Open House Comments attachment and are organized by topic area. The draft minutes from the Planning Commission and Downtown Commission are also attached.

Following this feedback, staff developed recommendation for the preferred development scenario detailed in the following sections. The presentation to the Council at the June 14, 2022 meeting will also provide further detail and enhanced context.

Based on feedback provided at the April 20 open house and online comments received as of this writing, community members are very supportive of the proposed concepts for changes to the roadway circulation, improved connectivity with the beach area, new civic spaces, and increased housing intensity in the project area. Participants contributed local insights and existing concerns regarding beach-bound traffic congestion and shared ideas about future programming and activation for the new civic spaces and the new arena, such as considering the acoustics of the space so it could serve the needs of the Santa Cruz Symphony. Some expressed concerns about

any new development, but most showed support and enthusiasm for a significant change in the project area. Many comments also advocated for increased street closures and further limiting through traffic on Pacific Avenue, Laurel Street Extension, and Cliff Street.

Community comments advocated for green roofs and community garden space, for making roof decks publicly accessible, and for pursuing alternative transportation options like trolleys, shuttles, and pedicabs for better mobility between the beach and downtown. Existing tenants like the Hub for Sustainable Living and existing residential tenants raised questions and concerns about how they can fit into a redeveloped neighborhood and what their options are for relocation. Another common theme was the need for more housing options for moderate- and lower-income households and support for creating a neighborhood with housing options for all income levels.

The community reacted favorably to proposing taller buildings in order to add more housing capacity and create a new, vibrant node in Santa Cruz. Many participants in the public open house expressed a motivation to increase housing options and to make efficient use of urban land while creating the space for significant public improvements and amenities associated with new development like multi-family housing and the arena. Some community members were initially surprised by the proposed building heights and had questions about how height could be effectively regulated and why taller elements were proposed. As the project team was able to show the increase in the number of housing units, explain the reasons for pursuing taller elements situated over shorter podium building forms, and show the three-dimensional renderings of the massing for different options, many became supportive and even excited about the opportunity created by a new urban neighborhood with thousands of new residents. Some others remained skeptical about the degree of change proposed and expressed a preference for one of the more moderate development scenarios. The attachment showing the Open House Comments captures the written comments made by community members during this event.

### *Planning Commission*

The Planning Commission discussed the various components of the development scenario during a regularly-scheduled meeting on May 5, 2022. The Commissioners reacted positively to the ideas for the civic spaces and enhanced connections to the river and beach area. The concept for the realignment of the roadway connections raised concerns among some Commissioners regarding the existing residential care facility at 126 Front Street, and Commissioners requested that the language in the Downtown Plan be clear that the roadway realignment could not take place until an alternative location for the facility could be identified. The Commissioners spent time discussing the advantages of different height limits and building forms, the right number of housing units to recommend for this neighborhood, and the best location for a potential permanent arena site. The motion that passed was passed on a 4-3 vote after some debate. The attachment showing the Planning Commission Minutes of May 5, 2022 includes the full text of the successful motion, and a separate attachment provides additional staff responses (beyond those below) to the motion.

One of the primary points of disagreement among commissioners was the appropriate height and building form of new buildings in the project area. The motion that passed recommended lower heights than even Scenario 1. However, one of the Commissioners who voted for the motion offered a friendly amendment to the motion to remove this restrictive height cap, but the friendly amendment was not accepted by the maker of the motion, and the Commissioner voted in favor of the prior motion that included the height limitations. The language regarding height in the Planning Commission recommendation was for the maximum height in the expansion area to be



no taller than the Palomar building (90 feet), inclusive of the use of density bonus, so long as a maximum of 1,600 units can be achieved. Staff is opposed to part of the motion.

The Planning Commission's maximum height proposal, by itself, is actually more restrictive than even the current Downtown Plan, where its maximum heights are not inclusive of the density bonus. As discussed in greater detail in the height regulation section on page 10, the City would have to set base building heights in the plan even lower to account for the use density bonus. Because the City can only use base height in the Housing Element unit count, this could require even more units to be accounted for elsewhere in the City and increase the possibility of rezoning needed outside of the Downtown.

This recommendation removed all taller height elements in favor of using solid block buildings all at the same height to achieve a maximum of 1,600 units. In order to achieve this unit maximum, the building heights throughout the project area would have to all be seven stories with six floors of residential over one floor of commercial. Given current building typologies and construction cost economies of scale, it is not as likely that some buildings will even achieve that height, particularly on the smaller parcels along Pacific Avenue, reducing the realistic potential of housing development and the likelihood of full build-out of the public and private improvements desired for this area. Based on this lack of feasibility on some sites, Planning Commission's recommendation is more likely to produce a maximum of 1,458 units. In order to achieve the full 1,600 units, additional height would be needed. An increase of one story to achieve 1,600 units (creating a neighborhood of eight-story buildings) is not likely to be economically feasible either due to the fire code constraints that appear after 75' of floor height. These structural requirements add significant costs to projects and would need to be off-set by a commensurate shift in returns in the form of many additional stories containing additional units.

Should it even be feasible for all buildings throughout the expansion area to achieve the maximum 90' height that allows for seven or eight stories, there is a strong aesthetic and urban design argument in favor of taller building elements. Large blocks of buildings all at the same 90-foot height would look and feel monotonous and oppressive. Taller building elements, which will create a distinctive skyline, would actually feel lighter and allow the base portions of all buildings in the project area to be in scale with their environment, including a lower height along the west side of Pacific Avenue transitioning toward the Neighborhood Conservation zone. Narrower but taller elements also shorten the amount of time that shade is cast on adjacent properties versus longer and wider buildings. Importantly, taller building elements would also function as a beacon and provide a strong way-finding element in the City skyline, which supports downtown businesses, improves the economic development potential of the downtown, and helps create an anchor and magnet for activity in the new civic spaces.

The Warriors and their development partners currently have some control over blocks A, B, C, and D in the expansion area that are shown in the attached development scenarios. The Planning Commission's recommendation specifically removes the taller building elements on all of these four blocks and, therefore, removes housing development capacity that could help privately fund the arena and other public amenities. Specifically, the Planning Commission's recommendation would accommodate approximately 894 units in total across the four blocks, while staff's recommended Scenario 3.1 would accommodate approximately 1,239 units in total across those same blocks

The Planning Commission also raised questions about potential displacement of current City residents – both directly within the project site as redevelopment occurs and indirectly as new investment raises property values in adjacent neighborhoods. Direct displacement will be addressed under existing State law and City ordinances requiring tenant relocation assistance, replacement housing for any units occupied by lower-income qualifying households, and the first right of return for those displaced tenants as new affordable housing units are created. Indirect displacement is a broad and complicated issue and one for the City to consider comprehensively as housing costs continue to rise throughout the region. As an important citywide issue, it requires a comprehensive response, not one limited to the geographic area contained within the Downtown Plan Expansion area, which is what would occur if the issue were addressed through policies only applicable in the Plan area. Staff recommends that the City consider this issue on a citywide scale as part of the upcoming Housing Element update, where comprehensive analysis of both direct and indirect displacement is required by California law as part of the City’s duty to affirmatively further fair housing under AB 686 of 2018.

Similarly to Planning Commission’s concerns around displacement, the motion also included direction to pursue significantly higher inclusionary housing requirements. Increasing inclusionary housing requirements requires detailed studies and market analyses to ensure a rate that can maximize affordable housing production while also making housing development financially feasible and likely to occur. These studies can take significant time and resources. The State of California deems inclusionary requirements a potential impediment to the development of housing and requires evidence that an inclusionary rate is not such an impediment as part of a Housing Element Update. In other words, the state seeks to ensure that inclusionary requirements are not abused to prevent or limit housing production. Given that the City is undertaking the Housing Element this summer, increasing the inclusionary rate as part of this project could complicate the Housing Element process and certification. If Council chooses to consider a higher inclusionary rate staff recommends that a separate consultant be brought on board to evaluate the implications of such a change, along with any implications an alternative rate could have on the viability of the privately-funded amenities and the overall viability of development. Staff would also recommend a presentation to Council regarding implications of such work on the Advance Planning Division’s and Economic Development & Housing Department’s respective work plans.

The Planning Commission motion also included a number of other recommendations, and responses to each of those recommendations is contained in an attachment to this report.

#### *Downtown Commission*

The Downtown Commission (DTC) discussed the preliminary development scenarios during a regularly-scheduled meeting on May 12, 2022. The DTC received the same materials presented to the Planning Commission. The discussion addressed questions relating to parking in and around the project area, programming elements relating to the proposed new commercial space in the project area, plans for affordable housing, state housing element law, and opportunities for the new civic space. The DTC was enthusiastically supportive of the concepts for the civic spaces and increasing activity and engagement in this area of downtown. Commissioners also identified the possibilities for existing local businesses as newly-built commercial space comes on to the market, noting that new development in this area could support existing businesses that are currently considering costly updates to older commercial buildings.

The DTC favored the most intense development scenario and was excited about creating a downtown expansion area with a distinct identity and skyline. The DTC noted the opportunity this project offered and expressed interest in even more intensity in this area in order to make efficient use of the land and the strengths of this area. The Commission encouraged the project team to capitalize on the economic opportunities facilitated by a modern sports arena and events venue and pursue more intensity in the project area.

### *Coastal Commission*

Local staff of the California Coastal Commission (CCC) reviewed the scenarios and submitted written comments to staff which can be read in the Coastal Commission Comments from June 8, 2022 attachment. CCC recognizes the importance of this project for the City and is supportive of increased densities in the proposed project areas so long as other amenities proposed in the plan are included. CCC staff desire that attention is paid to both the river side of the project area (i.e., improved connectivity in terms of public recreational access but also aesthetic and ecological connectivity) and to siting/design measures that can reduce perceived scale (e.g., upper stories setback from lower stories, no cantilevers, and the use of cutouts, articulation, etc.). City staff agree on the importance of the river in terms of access and design. These latter, more specific design details will be developed in the next phase of the project as objective standards are created.

CCC did not provide specific direction on maximum building heights in the expansion area but did state that it will be important for the EIR and related materials to thoroughly evaluate such height and massing increases. CCC also stated that the EIR should include alternative height scenarios to ensure that any proposed massing makes sense from a coastal resource standpoint, and they also sought clarity on how the density bonus would apply in the area and within the context of the Local Coastal Program. CCC reiterated the value of visual simulations of scenario alternatives in order to understand potential coastal resource impacts whether they are visual or access-related. These comments will be reflected in the EIR scope of work. CCC stated that the EIR should also provide detailed information on the proposed treatments of the public rights of way throughout the project area to help understand how they might relate to the intensification and densification proposed. Given the programmatic level of the EIR, detailed public right of way design will not be included in the EIR itself but will be in the final plan. Staff agrees with CCC that providing such information will help ensure that public right of way improvements function seamlessly with proposed building development while enhancing multi-modal transportation (bicycle/pedestrian/transit) and vehicular access.

### ***Recommended Development Scenario***

Based on the input from all of the above sources, the project team is recommending that the City Council provide direction to study a slightly modified development scenario called Scenario 3.1. Given the great desire for increased housing, the general interest in taller buildings, the visual draw that taller buildings can have to downtown, and the aspiration to take advantage of the rare opportunity the area presents, Scenario 3.1 was created to be like Scenario 3 in every way but with slightly higher maximum heights on the taller building elements. In Scenario 3.1, the five taller elements in Scenario 3 would be allowed an additional 25 feet in height to provide more housing capacity and allow for greater flexibility with Density Bonus calculations. Scenario 3.1 has the following features:

- 1) A total housing unit count of no less than 1,800 dwelling units.
- 2) Maximum building heights of no more than 145 feet on one taller building element, 185 on three taller building elements, and 225 feet on one taller building element. The taller

building elements will be controlled to be only a small portion of a site that rises above the associated and respective podium building. This promotes a lighter and more varied feel from the ground and when viewing the skyline.

- 3) A preferred circulation option that relocates the existing connection from Front Street to Laurel Street Extension to the bottom of Beach Hill, so long as that the residential care facility at 126 Front Street and any existing residents are relocated to an appropriate replacement facility elsewhere in the project area or within the County. Alternatives shall be considered should the facility and its residents not relocate.
- 4) Consideration for two options for the location of a permanent Warriors Arena:
  - a. The preferred location on the adjacent block, on the south side of Spruce Street between Pacific Avenue and Front Street; and
  - b. The current site of the temporary arena.
- 5) Permanent closure of Spruce Street to automobile traffic east of Pacific Avenue.
- 6) Creation of new civic spaces within the closed Spruce Street right of way and connecting to the San Lorenzo River levee.
- 7) Enhancement of streetscape in all areas within the project area as well as both sides of Cliff Street connecting to Beach Street.

This recommendation reflects the project team's understanding of the community interest in focusing housing intensity into the City's downtown and stepping down height towards the neighborhood conservation district to the west. Scenario 3.1 takes greater advantage of the opportunity for redevelopment in this area. Pursuing a building form where a taller building is situated over a smaller portion of a shorter podium building is the most feasible way to achieve housing development in the desired amount. Helping promote the likelihood of development in the expansion area also helps to privately fund the many great public benefits and public realm enhancements envisioned with this project area, including but not limited to the Warriors arena that would allow them to stay in Santa Cruz. As noted above, in expansion blocks A through D, where the Warriors development team has some partnerships, our recommended Scenario 3.1 anticipates approximately 1,239 housing units while the Planning Commission Scenario would achieve only approximately 894 units, a difference of 345 units that could help fund various public and private amenities. In addition to project feasibility, taller building forms create distinct urban design and wayfinding opportunities that would not be created by shorter, blockier buildings. By adding more height in limited locations, the City can help to create hundreds more housing units for a variety of household sizes and affordability levels, while also increasing the economic and social vitality of Santa Cruz.

### *Height Regulation*

Like Scenario 3, Scenario 3.1 reflects what staff anticipates as the allowed heights of buildings, inclusive of the current maximum 50% Density Bonus for market rate development. There are a few options for achieving these thresholds. First, a property owner could enter into a Development Agreement (DA) with the City to cap heights at the respective 145-foot, 185-foot, or 225-foot levels (corresponding to the height limits anticipated in for different buildings in Scenario 3.1), in exchange for build out of some of the public benefits planned for the area. This option requires the City and each affected property owner where taller buildings are anticipated to agree on the terms of a contract that will apply to these sites, and once such an agreement is in place, would allow the City to count the number of housing units established in the DA toward efforts to meet the RHNA requirements. Alternatively, the City could think of these heights as

the heights that would be allowed after the application for a State Density Bonus, setting the regulations in the Downtown Plan and Zoning code at a lower level of development intensity on the assumption that many of the developers will pursue bonuses. This alternative has a draw back in that the City cannot be sure how many developers will pursue a State Density Bonus and to what level, and, therefore, the only units that can be counted toward meeting the RHNA requirement are the units in the base plan and zoning with the lower height limits. This option would likely leave the community looking for more sites to identify for increased residential capacity as part of the Housing Element process in order to demonstrate full compliance with the state laws requiring planning for adequate housing.

The full details for Scenario 3.1 are included in the attachments, along with a three-dimensional rendering showing the overall building massing that are recommended. The project team has also modeled the Planning Commission recommendation, and these materials can also be found in an attachment to this report. Planning staff is recommending Scenario 3.1 as the superior option, because it would result in approximately 350 more units of housing compared to the development expected with the Planning Commission recommendation, it is economically more feasible, and it reshapes the Santa Cruz skyline, identifying the entire downtown as a vibrant urban center serving as an attractor and wayfinding tool for both locals and visitors alike.

**Next Steps.** Following direction by the City Council, staff and consultants will finalize the project description for the EIR and begin work on the required analyses. The EIR process will take approximately ten months. More specific details and policies of the plan, such as objective design standards, will be drafted during this time and will include further input from the community. Following completion of the required studies, staff will bring the proposed amendments to the Downtown Plan, General Plan, Beach/South of Laurel Plan, Local Coastal Program, Municipal Code and Zoning Maps, together with the Draft EIR, back to the Planning Commission, Downtown Commission, and City Council for recommendation and adoption in the spring and summer of 2023.

**HEALTH IN ALL POLICIES.** The components of the current proposal are consistent with the Health in All Policies pillars of equity, public health, and sustainability in that they would encourage creation of both needed housing and economic opportunities and foster greater accessibility between the Downtown, San Lorenzo River, and beach areas. Development in the Downtown area is in close proximity to transit, jobs, amenities, and a wide range of entertainment and recreational activities, making it one of the most sustainable places to grow in the region. From an equity perspective, the project area will include space for new inclusionary low-income housing, including replacement housing for any existing low- and very-low income residents. This project encourages active transportation modes that support both personal health and environmental sustainability.

**CEQA:** The Downtown Plan Expansion will require environmental review prior to Council's final consideration. It has been determined that an EIR will be prepared for the project. As the California Coastal Commission recommended, the EIR will include analysis of height and massing alternatives as well as visual simulations of these alternatives. The final proposed amendments to the Downtown Plan, General Plan, Local Coastal Program, Beach/South of Laurel Plan, and Municipal Code, together with the Draft EIR, are anticipated to be considered by the Planning Commission for a recommendation to the City Council by the summer of 2023.

**FISCAL IMPACT:** This report is part of the grant-funded project to expand the Downtown Plan boundary. The total project cost is currently scoped to be \$555,000. Planning was awarded two grants for this project, totaling \$450,000, and general fund sources will be used to cover the full cost of the project beyond the grant amount. The City is considering creative solutions to allow the beneficiaries of the plan to reimburse City general fund costs towards the funding of the plan, including staffing costs associated with the development of the plan, and policies will be considered for incorporation into the final plan to address these reimbursements. Further grant funding may also be pursued, should opportunities arise.

As the project area is built out, staff anticipates that the additional property, admissions, and sales taxes, together with any special assessments elected for the project area, will have positive impacts on the City's long-term fiscal conditions. Provision of services to the area will result in additional costs to the City, but given the location and efficiency of land uses under consideration, revenues should be expected to exceed expenses. Creating a new urban destination with distinct urban character and a major events venue of regional importance could make this project the center of a highly successful economic development endeavor, bringing residents and visitors from throughout the region into the downtown and helping them navigate between key points of interest at the beach, river levee, and Downtown. Detailed and precise information on the longer-term fiscal implications will not be fully known until new uses and buildings are constructed and operating.

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**ATTACHMENTS:**

1. Planning Commission Staff Report of May 5, 2022 and attachments
2. Recommended Preferred Development Scenario Materials
3. Planning Commission Preferred Development Scenario Materials
4. Minutes of the Planning Commission from May 5, 2022
5. Staff Responses to Planning Commission's May 5, 2022 Motion
6. Action Agenda of the Downtown Commission from May 12, 2022
7. Coastal Commission Comments from June 8, 2022
8. Public Correspondence - Downtown Expansion Plan



## PLANNING COMMISSION AGENDA REPORT

DATE: April 27, 2022

**AGENDA OF:** May 5, 2022

**DEPARTMENT:** Planning and Community Development Department

**SUBJECT:** Downtown Plan Expansion Project – Review of Development Scenarios (PL)

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**RECOMMENDATION:** Review included materials relating to project area development scenarios, receive presentation from project team, discuss, and provide input on a preferred development scenario for study under the California Environmental Quality Act (CEQA).

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**BACKGROUND:** Staff have been working on multiple efforts to address local housing needs and take advantage of statewide funding opportunities. In October of 2020, the City Council directed staff to apply for a Regional Early Action Planning (REAP) grant to expand the current boundaries of the Downtown Plan as a means to accommodate additional development capacities, both residential and commercial, in areas near the existing Downtown. The project proposal met the main goal of the REAP grant funding source to accelerate housing production and received the full funding allocation of \$300,000 in January of 2021. An additional \$150,000 in project funding was also approved through the Local Early Action Planning grant (LEAP).

The Downtown Plan was first adopted as the Downtown Recovery Plan in 1991 in aftermath of the 1989 Loma Prieta Earthquake. The plan has been amended since, most recently in 2017, when it was renamed to the Downtown Plan. The 2017 amendments included measures that encourage new development along Front Street and Pacific Avenue between Water Street and Laurel Street, including increased height limits in some areas of the Downtown. These amendments successfully resulted in increasing the number of housing applications in the City's core and allowed for greater opportunities for creating new deed-restricted affordable housing units and supportive housing.

The preliminary boundary for the project area was discussed with the City Council and Planning Commission prior to issuance of the request for proposals. The study area was selected based on the established goals for the project, together with the existing zoning, General Plan, and physical conditions in the area. Below are the established the goals for the expansion of the Downtown Plan:

1. Increase the total number of housing units that can be built in the City by adding capacity for multi-family housing. (Per grant requirements, the project must expand housing capacity and encourage housing production.)

2. Better connect Downtown with the river and beach areas, in order to:
  - a. Give the community better access to the river and beach.
  - b. Help visitors see more of Santa Cruz, including its local businesses.
3. Work with the Santa Cruz Warriors to establish design standards and use allowances that accommodate potential development of a permanent arena.
4. Generate new tax revenue for City.
5. Create new economic opportunities for local businesses and workers.
6. Create opportunities for public amenities and infrastructure including parks, the levee trail, or other spaces for community use.

Based on the Regional Housing Needs Allocation (RHNA) process, which has advanced since the project goals were first drafted and feedback received through the community, Planning Commission, and Council, these goals will be refined and updated as the project progresses and in advance of the environmental review process in drafting the environmental impact report (EIR).

#### *Process and Timeline*

Following a standard purchasing process, Kimley-Horn Associates (KHA) was selected as the prime consultant to lead this project in June 2021. The official project kick off took place in August of 2021 with a first meeting bringing together the consultant team led by Bill Wiseman of KHA and multiple City departments. The project team conducted background research necessary to evaluate the potential for redevelopment in the project area focusing on residential, arena, and commercial or office uses. The approved Scope of Services and Schedule are included in the attachments.

The first phase involved gathering existing conditions and relevant background data on the physical, financial, and legal characteristics of the project area. This work is summarized in the Real Estate Market Overview Report included as an attachment. In November 2021, the project team held the first community workshop via Zoom to introduce the project area and goals and then to hear from the community about their priorities for the area and their questions about the process and existing conditions. Around 25 members of the community attended the event live, and approximately 90 visited the online platform to respond to the survey or leave comments on the idea wall or interactive map. These comments are summarized in the attached Community Outreach Report.

The project team considered the initial community and stakeholder input as well as the established project goals and the City's draft Regional Housing Need Allocation (RHNA) to develop ideas for the project area relating to streetscape and circulation, beach connectivity, civic spaces and the arena, housing, city infrastructure, and resiliency. Together, these topic areas form the basis of the three development scenarios that were presented to the community at the second community workshop held on April 20, 2022. The purpose of all the ideas and materials presented at the workshop was to generate and collect ideas for the project going forward and to receive feedback to help define the preferred scenario that will become the project description for the purposes of environmental review under the California Environmental Quality Act (CEQA). The City Council will review the preferred scenario prior to initiation of the CEQA process. The comments received at the April 20, 2022 open house event are shown in the Open House Comments attachment, and are organized by topic area. A summary of the comments is also incorporated under each topic in the Discussion section below.



This report reviews the details of the development scenarios at a high level and includes detailed information as attachments. The presentation to the Commission at the May 5, 2022 meeting will provide further detail and enhanced context.

## **DISCUSSION:**

This project was initiated to expand the Downtown Plan and pursue grant funding from the REAP funding source specifically to increase the planned housing capacity within the City. Housing supply is at the core of this planning effort to think long-term in choosing the best locations for new buildings to house Santa Cruz residents for generations. Large multi-family or commercial buildings typically have functional life spans of at least 60 years, if not longer, so considering a multi-decade time frame with this planning process is necessary. A Project Orientation and set of Base Maps is included as an attachment. The following sections will discuss the various aspects of the development scenarios for the project area by topic to provide an overview of the components that are under consideration at this stage of the planning process. The following sections will discuss various plan concepts being considered, as well as three distinct scenarios for development of the project area. The first three topics discussed, while still flexible and open to change, do not vary with the different development scenarios presented. The final two topics addressing the Arena and Housing include different alternatives for the purpose of generating discussion and considering the pros and cons of the options.

## **Key Decision Points:**

The full scope of amendments to the Downtown Plan will address most aspects of development and build out of the plan – everything from the big picture (heights of buildings, density of residential uses, square footage of commercial development) to the smaller details (design of street furniture and lighting, street tree species, paving treatments, etc.). At this point in the process, the project team needs feedback on the bigger-picture items in order to initiate the environmental review process. To that end, while additional information on other topics is provided, Planning Commission comments on the following issues would be most helpful at this time:

1. Number of housing units
2. Building heights and locations
3. Arena location
4. Proposed concept for street connectivity

**Streetscape and Circulation.** The existing Downtown area, specifically along Pacific Avenue, has a strong sense of place and an appealing pedestrian environment communicated through the streetscape elements like lighting, street trees, and pedestrian amenities like seating and outdoor dining areas. The concept for the project area involves extending these successful elements and then building on them to enhance new uses that could come into the area. The streetscape envisions maintaining a heavy focus on the pedestrian experience, incorporating appropriately-scaled lighting, consistent street tree planting, and generous sidewalk widths. One idea under consideration is the use of “flex zones” along Pacific Avenue that can be available for on-street perpendicular or angled parking at certain times and for outdoor dining or community events at other times, creating more opportunities for community space and flexible use throughout the week, month, and year.

One aspect of the circulation in this area includes traffic flow utilizing the Laurel Street Extension to connect from Downtown or the west side over to the base of Beach Hill and the

Beach Flats neighborhood. The concept for the roadways at this point includes realignment of this connection to move the one-way roadway to the base of the cliff, allowing the closure of portions of Spruce Street and the existing Laurel Street Extension to provide additional space for public plazas, civic amenities, and housing. This allows the project to better engage with the river and creates more space for public plazas and an enhanced overlook at the river adjacent to the project area (see further discussion below under Civic Spaces). Bicycle traffic in both directions along Front Street, lower Pacific Avenue, and the realigned roadway will allow cyclists to connect between the existing levee trail and the planned rail trail to the west of the Zone. The connection to the levee from Pacific Avenue along Spruce Street provides sufficient distance to create a relatively level transition to the top of the Levee, making access to the San Lorenzo River accessible to more residents and visitors, regardless of mobility constraints.

The parking needs for the neighborhood will be determined based on the land uses identified for the preferred development scenario, and the details of the Downtown Parking District boundary, the policies relating to event and daily parking requirements, and any required parking standard for new development will be evaluated as part of the process of drafting the amendments to the Downtown Plan over the next 12 months. Further study relating to existing parking patterns, considerations for roadway closures, and elements of seasonal and event-day parking needs will be part of the analysis that will guide policy recommendations included with the final recommended language in the Downtown Plan.

*Community Comments:* Reactions to the conceptual streetscape and circulation diagrams were predominantly positive, with many points made regarding the existing challenges with summer beach traffic and full parking lots at the Boardwalk generating traffic flow issues as far north as Laurel Street. Many comments also advocated for increased street closures and further limiting through traffic on Pacific Avenue.

In reviewing the attached Circulation and Street Scape materials, the Planning Commission should consider the realignment and configuration of roadways and provide comments on the proposed street closures, realignment, and associated cross sections.

**Beach Connectivity.** Located between Downtown and the base of Beach Hill, the project area presents an opportunity to improve the connection between Downtown and the beaches, a vision that has been articulated in many planning efforts in the past. The beaches and Santa Cruz Beach Boardwalk are major regional tourist attractions, and making sure these visitors are able to visit the Downtown and experience more of the City is a primary goal of this project. Significant private investment in the project area would make improvements to the existing public infrastructure possible, including potential enhancements to the levee trail, a more engaging and accessible pedestrian experience, and the opportunity for additional civic spaces like a lookout area at the top of the Beach Hill stairs.

The initial concept for these connections focuses on the pedestrian experience between the stairs and the Boardwalk. A new connection incorporating artistic lighting and appropriate street trees between an overlook at the top of the Beach Hill stairs and the Boardwalk would help beach visitors make the short walk up Beach Hill to take in a view of Downtown and the San Lorenzo River. From there, lighting and wayfinding signage can help them find places to eat and other activities to explore in the Downtown, without needing to drive between the beach and Downtown. The attachment shows how lighting could be incorporated along the river levee,

Cliff Street, into the Zone, and at other key points of interest Downtown, drawing visitors to move through the City and engage with attractions of downtown Santa Cruz.

*Community Comments:* While the community was interested in the potential for enhancing connectivity via the Cliff Street Stairs and an enhanced sidewalk down Cliff Street, many comments focused on improving bicycle circulation and including alternative transportation modes like trolleys or transit. There were several comments about limiting car access along Laurel Street Extension and Cliff Street.

In reviewing the attached Beach Connectivity materials, the Planning Commission should consider the routes over and around Beach Hill and provide comments on the proposed enhancements to Cliff Street or alternative routes.

**Infrastructure and Resiliency.** The San Lorenzo River Levee protects most of Downtown from flooding, and the mechanical components of the pump system are located adjacent to the levee just south of Laurel Street (next to the Laurel Street Bridge). The pipes that carry water out of Downtown and over to Neary Lagoon run under Spruce Street – both stormwater and wastewater. This infrastructure is critically important, and access to these pipes must be maintained. This is the reason that all the development scenarios maintain the right of way of Spruce Street for public use – even though portions are shown as closed to automobile traffic in each scenario.

The project area is shown as susceptible to climate change impacts over the next 100 years, so the CEQA review will consider the most appropriate and effective mitigation measures that should be incorporated with any new development and for the area as a whole. New investment and redevelopment in the area provides the opportunity to incorporate these mitigation and resiliency protocols.

Planning for a significant amount of new housing also means the City is considering the effects of new demand on the planned water supply. New development is very water efficient. The City's Water Department has planned for growth and continues to look for ways to improve the City's water storage despite climate change threats to supply. Additional storage capacity identified in existing aquifers, together with potential new supply sources such as Pure Water Soquel, provide sufficient water to meet the planned and projected population growth over the next 20 years. The attached information on water shows how increasing efficiency of new buildings and landscaping, combined with changing habits around water use, has kept water demand from increasing drastically despite steady population growth going back to the 1950s. And comparatively, the per unit water use in higher density buildings like those contemplated in the plan area is less than in other, less dense development types.

*Community Comments:* The comments from the community on this topic touched on a wide range of issues from advocating for green roofs and community garden space for new residents to questions about flood and sea level rise resilience for new construction. This topic also generated further comments about alternative transportation options, including trolleys and bike cabs, and questions about utilizing water supply management technology, including purple pipe use and rainwater catchment.

The project team will be analyzing needs for infrastructure and resiliency as part of the CEQA review process in order to ensure that any existing or potential hazards are mitigated to the extent

necessary. Maintaining the existing function of the stormwater and levee infrastructure is incorporated into all potential development scenarios.

**Civic Spaces and Arena.** One of the primary goals of this planning process is to incorporate a land use plan that accommodates at least one possible location for a new, permanent, arena for the Santa Cruz Warriors, the local G-League basketball team. The current facility where the team plays was built in 2012-13 and was intended to last for five to ten years. A permanent arena facility would likely be somewhat larger than the existing facility, to incorporate permanent office space for operations staff, league-standard locker rooms, and practice facilities, all of which are currently not present or below standard in the current facility. A somewhat higher seating capacity and an eye for designing the arena with multi-purpose use in mind (i.e. better acoustics) could create a venue that is not currently available in the Monterey Bay Area, drawing new kinds of activity and events to Santa Cruz. The concepts for public spaces envision a highly successful development of the project area. The feasibility of any of these options will be influenced by the cost, feasibility, and intensity of development planned for this area. With a Developer's Agreement, the City will have more leverage to require full build out of the spaces envisioned in this section to ensure that the community receives substantial benefits in exchange for the increased development capacity planned for the private property in the project area.

A new, permanent arena also creates a significant opportunity to create a safe, accessible, and engaging social gathering space for the community, arena events, and visitors of all ages at a scale that is not often available. The concept for this area will be refined over the next 12 months, and the initial vision includes several key components. By closing parts of Spruce Street to traffic, two of the development scenarios show a possible civic plaza space that occupies the entire block of Spruce Street between Pacific Avenue and Front Street. While conceptual at this point, a plaza occupying this entire block, for the full width of the existing right of way, could potentially provide space for thousands of community members and visitors to gather. A public, urban plaza of this scale with a connection to the arena will allow for different kinds of public and community events. Some arenas incorporate liquid crystal display (LCD) or projection screens on the building exterior to allow events to be viewed from the adjacent plaza or even to host outdoor events for the community. Initial estimates are that a few thousand people could gather in the civic space captured along Spruce Street and up to an expanded public area at the river levee. With a successful arena project, a plaza like this could be activated by adjacent commercial uses including dining and drinking establishments that could wrap portions of the arena exterior or be located on adjacent property. The Zone, the project area, is a bridge between the Downtown, the river, and the beach, and it provides an opportunity to create a vibrant Downtown neighborhood inspired through art, entertainment, technology, and illumination. Examples of existing arena spaces, as well as concepts for lighting and other plaza features, are shown in the attachment on Civic Spaces and the Arena.

*Community Comments:* Most reactions to the concepts for the new civic spaces and the activation features were positive. We heard several comments about incorporating other uses into the arena space – making acoustics work for the Santa Cruz Symphony or other concerts. Questions about incorporating the existing Hub for Sustainable Living and space for community youth, along with differing opinions about the best location for the arena facility, were also raised.

In reviewing the attached Civic Spaces and Arena materials, the Planning Commission should provide feedback on the location of the arena within the project area and on the plazas, activation features, and lighting concepts in public spaces.

**Housing.** As stated above, one of the primary goals of the project to expand the Downtown Plan boundary is to increase the number of new homes that can be built in the City above what is currently planned for in the adopted 2030 General Plan, Beach / South of Laurel Plan, and zoning ordinance. The dual housing crises of supply and affordability have been driving housing policy in the state, Monterey Bay region, and within the City in recent years, and additional options continue to be necessary. Some of the factors considered in selecting the area South of Laurel as the target of this project were the presence of relatively large parcels, which are typically more likely to be redeveloped over time, as well as the absence of historic districts, single-family homes, and existing protective zoning, all of which would make the development of new housing less likely. As currently proposed, the 12-acre project area includes at least nine acres that have strong redevelopment potential, should the existing property owners choose to exercise it. Staff has identified a project area that is actually likely to generate some level of new housing units in the near to mid-term (five to ten years) and substantially contribute to the number of residents living Downtown close to jobs, leisure activities, household needs, and transportation choices, particularly as the project area fully redevelops on a decades-long time scale.

The area south of Laurel Street represents a unique opportunity to plan for a significant amount of new housing in a location that is the most sustainable site in the region: placing new housing near existing jobs and services means residents can make fewer automobile trips; adding housing in an area with a relatively more secure water supply than other parts of the greater region and in a manner that is the most water-, land-, and resource-efficient form of development promotes conservation; and facilitating new development that can plan for and accommodate mitigations necessary to ensure resilience to climate change and sea level rise will help protect both the new and the existing residents and businesses in the area south of Laurel Street. The redevelopment that will take place in this neighborhood over the next few decades can contribute significant positive effects to the rest of Downtown, the City of Santa Cruz, and to the Monterey Bay Area as a region, in that providing significant new housing options in the Downtown focuses growth into discrete areas where infrastructure for parking, utilities, public space, and household services like grocery stores, medical offices, and government services can also be planned and concentrated.

The planning for the project area assumes that the current protections for residential tenants under both state law and local ordinance will remain in place throughout the duration of any redevelopment period. These protections include requirements for relocation assistance, first right of return, and replacement of every housing unit that is removed from the market. For existing deed restricted units or units occupied by income qualifying households (households that meet the state definition of Low- or Very Low-Income based on the area median income level), replacement units will be required to meet those income thresholds and equivalent sizes in order to allow existing tenants to return to housing of equivalent size and cost. Questions have been raised about the existing County mental health housing located south of the existing arena on Front Street. Should that facility be removed to facilitate realignment of the roadway, the City would work with the County and any developer proposing such action to minimize impacts to current residents and maximize the long-term availability of such critical services. The project

team is also working under the assumption that the existing 20% inclusionary requirement will apply to all new housing proposed in the project area.

### *Regional Housing Needs Allocation*

The City must also now consider the response that will be required to meet the state mandates around planning for additional housing. The Housing Element process begins each eight-year cycle by identifying a minimum number of additional housing units for each jurisdiction (city/town or unincorporated county) in the state. This number is the Regional Housing Need Allocation (RHNA) and is intended to ensure that housing is planned for where it is most needed. Factors used by the Association of Monterey Bay Area Governments in considering the RHNA distribution across the region for the upcoming 2023 to 2031 cycle included: the regional growth forecast, a jurisdiction's share of jobs in the region, the jobs/housing ratio, existing transit routes, wildfire and sea level rise risk, race and affluence concentration, and State of California opportunity mapping. These factors determined the housing need for which the local jurisdictions need to plan. This process has not yet been completed for the Association of Monterey Bay Area Governments (AMBAG) of which Santa Cruz is a member, and the initial drafts, consistent with other jurisdictions around the state, show that the local housing plans will be required to show an increase of over 3,700 planned housing units. By comparison, the current cycle of the RHNA required the City to accommodate fewer than 750 new housing units starting in 2015. This capacity was contained in the adopted 2030 General Plan, and then further housing capacity was added in 2017-18 with additional height allowances in the core of the Downtown.

While further, more detailed analysis will take place in the beginning phases of the Housing Element Update (slated to start by the summer of this year), staff recognizes that the existing planned housing capacity in the 2030 General Plan and zoning code will not be sufficient to meet this new requirement, and it is likely that the City will need to identify additional locations and properties to accommodate the City's housing obligation. By taking advantage of the opportunity presented in the project area to add more housing Downtown, the City will be in a better position during the Housing Element Update process when sites for additional housing capacity need to be identified, in that the housing capacity added Downtown will not need to be planned for elsewhere in other neighborhoods. Finally, staff recognizes that the number of units called for by the RHNA represents an administrative and legal threshold as a minimum amount of planned housing that is required and that the actual need for new housing at various affordability levels exceeds the legally-required number. The RHNA is also used as the threshold that is evaluated to determine the applicability of the project streamlining available under SB 35, and the City could find itself in a position of falling from the current tier requiring that SB 35 applications include no less than 50% of the proposed housing units as affordable to low-income households, down to the tier where SB 35 streamlining applies when no more than 10% of the proposed housing units are restricted to low-income affordability if we fail to demonstrate adequate progress toward meeting our housing obligation. The Housing Materials attachment shows the RHNA numbers for the current and the upcoming cycles relative to the residential construction that has taken place in the City during the current Housing Element cycle. Given the scale of the RHNA housing obligation for the City, staff intends to refine the project goals to more specifically reference the need for this project to accommodate a significant portion of the 6<sup>th</sup> Cycle RHNA requirement. The housing planned for this area will likely be built out over many years, meaning that the housing in this neighborhood could also help the City demonstrate compliance with multiple RHNA cycles over the next few decades.

*Community Comments:* Comments on housing focused heavily on creating more housing affordable to moderate- and lower-income households and also conveyed excitement to create a

significant amount of new housing for all income levels in the project area. Comments regarding potential building heights came both in favor and against the taller heights being contemplated in this area, as well as with differing opinions on preferable unit sizes.

In reviewing the Housing materials attached, the Planning Commission should consider the draft RHNA goal and the degree to which that goal may be partially met in the project area. These considerations should also inform comments on the Development Scenarios discussed in the following section.

**Development Scenarios.** The attached materials provide details on the locations, number of housing units, square feet of other potential uses, and heights of three different scenarios for redevelopment of the project area. The parking spaces shown on the attached materials are preliminary calculations and will require further study and analysis. The parking rate shown is not inherent in the scenarios and more work is being done on that topic to ensure that the right balance of parking and car-free areas are included in the project area. These scenarios are intended to provide the basis for discussion of development options, and that discussion will lead to the creation of a final preferred development scenario (for the purposes of study under CEQA) that will likely include features of a few of these preliminary scenarios. In their discussion, the Planning Commission should address all aspects of the scenarios including the location of a new arena facility, the total amount of planned housing, overall heights, potential configurations of new residential buildings (proposed tower over podium, considerations for skyline controls and tapering, etc.), roadway configurations and improvements, multi-modal connections, new civic amenities and gathering spaces, exterior treatment of a new arena facility, climate resiliency considerations, paths of travel through this neighborhood, and connecting the area to the existing Downtown, the river levee, and the beaches. For the purposes of CEQA review, as well as initial analysis for updating the Local Coastal Program, the project team will need to establish a relatively precise number of housing units, a square footage threshold for an arena, potential total square footage of new commercial uses, anticipated heights, and the locations of potential new structures. Details relating to specific design elements, paving, furniture and lighting for civic plazas, programming and processes for existing residential and commercial tenants, and the precise details for street cross sections will be given further attention as the project progresses and will be the subject of additional community process.

#### *Arena Location*

The three development scenarios show options for two different locations for a new Warriors arena: the current location south of Spruce Street between Front Street and the river levee, or on the adjacent block below Spruce Street between Pacific Avenue and Front Street. The different locations provide different opportunities for new civic spaces, as well as a difference in heights adjacent to the San Lorenzo River and practical considerations for the Warriors during the construction period. The current location adjacent to the river would create a lower height profile of the skyline in that location. The closure of Spruce Street would extend only from Front Street to the levee, supported by the realignment of the Laurel Street Extension to the base of Beach Hill, south of the arena. The civic space created in this block could connect directly to an enhanced walkway and overlook at the river levee, and this location also takes advantage of a clear connection to the Beach Hill stairs and any new overlook that is established at the top of that pathway. In this location, the Warriors would not have an opportunity to remain in the existing facility during the construction period and would likely need to find alternative event locations for the duration of at least one, if not two or three, training and competition seasons.

Also, placing the arena next to the river means that the residential component of the plan would be located on the more interior blocks between Front Street and Pacific Avenue. The residential components, in all scenarios, are taller buildings than the projected arena, so the location of the arena dictates a transition in height, to some degree, either away from the river or away from the neighborhood west of Pacific Avenue. Taller building elements being located towards the east side of the project area, along the river, could form a better transition to the historic neighborhood just to the west, outside of the plan area. The location of the arena could also have some effect on the way the acoustics of the civic plaza affect options for programming when there are no building walls between an arena event and the river. In other words, buildings block or reduce sound transmission, so the placement of the arena, the plaza, and other buildings will affect how sound travels to nearby residential uses, which could affect the way that the programming of the space reaches residential neighbors. The project team will also want to consider how lights and noise could create impacts to river habitats.

Additionally, planning the arena on the interior block would allow for the Warriors to remain in their current facility during the construction period; will create more distance between the arena, with its associated light and noise, and the San Lorenzo River; and would allow for a two-block pedestrian plaza connecting from Pacific Avenue to the river levee, creating a civic space of substantial size. The preferred location for taller buildings, and the benefits of transitioning heights either toward the river or toward the existing neighborhood are a point of discussion with the community, and staff is interested in hearing the Planning Commission's thoughts and preferences. Staff will be refining the project goal relating to the arena and will incorporate further detail on the arena as the project progresses, such as

#### *Land Uses*

A successful and vibrant Downtown Santa Cruz requires a range of complementary land uses in order to maintain variety and appeal throughout market cycles and over time. Residential uses provide night time and weekend activity, office and employment uses provide daytime weekday activity, and visitor-serving uses draw tourist dollars to support local businesses. A full range of residential and commercial uses, such as those already allowed in other Downtown neighborhoods, is expected to be allowed in the project area as well as the additional allowance for an arena – which would add both local and regional visitors to the area. As an arts, entertainment, and sporting district, the Zone could serve as a draw for neighbors and visitors to support local businesses and restaurants. The anticipated mix of commercial, office, residential, and arena land uses would be complementary to the existing Downtown area. The attached Development Scenario materials include an estimate of the amount of square footage that could be built as residential and commercial/non-residential space.

#### *Housing Capacity*

The three scenarios present three different levels of new housing that could be incorporated into the expanded Downtown area. The analysis of the existing General Plan shows that the current capacity in this area is around 930 housing units, of which fewer than 200 currently exist. The development scenarios consider meeting a modest to significant amount of the City's projected housing needs by increasing that number to just over 1,300, 1,500, or 1,700 new units, respectively.

The maps included in the attachment on Development Scenarios show how these units could be allocated among the blocks and parcels that are considered to have strong potential for redevelopment within the next 20-30 years based on the existing level of development and age of



the structures. Scenario 1 shows the Warriors arena remaining in its current location, and Scenarios 2 and 3 show the arena moving to the adjacent block, away from the river. Scenarios 2 and 3 incorporate elements of tower-over-podium building types, and the locations of those towers is a topic of discussion. This type of construction requires minimum spacing between towers and, for efficiency purposes, maximum dimensions and floor plates of tower elements must also be considered. The specific locations are purely representational at this point, intended to indicate that the increased height would apply only to a limited percentage of the block. This would allow for less bulky taller buildings and an airier skyline. The potential building envelopes described by the maps are also shown as three dimensional renderings in the attachment materials. The three dimensional drawings are blocky because they are meant to conceptually show the building envelope, not an actual building. These building envelopes are based on the height and location standards in each of the scenarios, so one can get a rough idea of how the potential new development in the project area might feel relative to the rest of Downtown if fully built out.

The residential intensities shown for the project area represent a desire to think about the future and take full advantage of planning for housing in a neighborhood that can become a thriving destination for the next century and more. Planning for less housing, or smaller buildings, could miss this opportunity for redevelopment and put the City in a position of being unable to meet the City's housing needs in the next 15 to 20 years. An opportunity like this one is rare. Taking full advantage of it would involve planning for higher intensity uses than have occurred previously in Santa Cruz, so those allowances would need to be coupled with development standards that address that increased scale, such as limiting tower footprints, incorporating tower separations, and tapering of tower elements. Staff recommends choosing a scenario that is on the higher end of development intensities because it is the best way to establish the most sustainable land use pattern for the long-term future of Santa Cruz, and it helps meet the upcoming and future RHNA targets without as many impacts to other parts of the City. The vision of expansive civic space, streetscape and connectivity improvements, and changes to circulation will be funded by private development, and the larger the scale of the development, the more capable the developers will be of fully executing the ultimate vision for those improvements and amenities.

### *Heights*

The Development Scenarios show three different options for building heights that correlate with the three different numbers of dwelling units contemplated with each scenario. The building heights shown in Scenarios 2 and 3 represent a concept of including elements of towers over podiums, so the maximum heights of 160 feet and 200 feet, respectively, are not considered for the entirety of any of the buildings. These heights represent an increase to the existing maximum heights in the City, and staff is interested in considering the best level of building intensity for this area. Reactions from the community showed that many meeting attendees were enthusiastically in favor of including taller buildings in order to add more housing and create a new, dense, and vibrant node in Santa Cruz. Others were more cautious regarding the height but were interested in pursuing a significant amount of housing and accepted that height increases would be necessary to achieve that goal. A minority were focused on limiting height to its current state or even lower, despite the limitations such choices would place on housing. The discussion of building heights by the Planning Commission can consider the appropriate location and size of tower elements, the total number of tower elements, the heights of podiums, and the location of taller buildings within the project area. Height can be discussed as a companion issue to the total number of housing units, as there is a connection between the two topics. The feedback for staff on height does not need to strictly reflect those currently shown in the

development scenarios, as a preferred approach could be some combination of elements shown in the scenarios or even a variation from that shown. For the reasons expressed in preceding sections, in particular the analysis in the Housing Capacity section immediately above and the analysis regarding the long-term, multi-cycle planning to meet RHNA's, staff recommends building heights on the higher end of the scenarios.

### *Height Regulation*

These scenarios are currently thought of as representing the final allowed heights of buildings. There are a few options for achieving these thresholds: first, a property owner could enter into a Developer's Agreement (DA) with the City to cap heights at the respective 120-foot, 160-foot, or 200-foot levels (corresponding to certain height limits in Scenarios 1, 2, and 3, respectively), in exchange for build out of some of the public benefits planned for the area. This option requires the City and each property owner to agree on the terms of a contract that will apply to these sites, and once such an agreement is in place, would allow the City to count the number of housing units established in the DA toward efforts to meet the RHNA requirements. Alternatively, the City could think of these heights as the heights that would be allowed after the application for a State Density Bonus, and set the regulations in the Downtown Plan and Zoning code at a lower level of development intensity on the assumption that many of the developers will pursue bonuses. This alternative has a draw back in that the City cannot be sure how many developers will pursue a State Density Bonus and to what level, and, therefore, the only units that can be counted toward meeting the RHNA requirement are the units in the base plan and zoning. This option would likely leave the community looking for more sites to identify for increased residential capacity as part of the Housing Element process in order to demonstrate full compliance with the state laws requiring planning for adequate housing.

*Community Comments:* The Development Scenarios provoked a range of reactions from the public. Many comments favored significant increases of development intensity, such as the options shown in Scenarios 2 and 3, while several also expressed concern about heights over 60 feet. In general, community members preferred scenarios where the height transitioned toward the neighborhood to the west and kept the major height components close to the river levee. Comments also included prioritizing income-qualified affordable housing in the area and supporting existing commercial tenants to find space in a re-developed neighborhood. Community members also mentioned building housing for a range of household sizes as a goal for this plan.

In reviewing the attached Development Scenario materials, the Planning Commission should consider the location of the arena (either in the existing location or on the block south of Spruce Street between Front Street and Pacific Avenue) and the degree to which additional housing capacity should be added to this area. The intensity, location, and configuration of the new housing is one of the key components of the preferred development scenario to be studied under CEQA, so the Planning Commission should provide comments on a preferred location for a new arena, the degree to which current and future housing needs should be met in this area, and the manner in which heights of new buildings should be managed and regulated.

Staff recommends pursuing a development scenario that includes a minimum of 1,600 housing units, and preferably more, in order to fully utilize the opportunity to densify the City's Downtown for future generations of Santa Cruz residents, create a vibrant space for people to visit in Santa Cruz, and limit the amount of rezoning that will be necessary in the upcoming and future Housing Element cycles.

**Next Steps.** The Planning Commission discussion will be followed by a similar discussion with the Downtown Commission on May 12. The feedback received will be integrated with the community feedback provided during the Open House event on April 20 and any online commentary submitted by the end of May to lead into a preferred development scenario that addresses the project goals to the greatest degree possible. The City Council will consider the preferred scenario before it is used for the EIR project description, and the environmental review process will begin in the summer of 2022. Staff work on developing the amendments to the Downtown Plan and further community input on the details of the plan will take place concurrently with the EIR work over the next year.

**Health in All Policies.** The components of the current proposal are consistent with the Health in All Policies pillars of equity, public health, and sustainability in that they would encourage creation of both needed housing and economic opportunities for local residents and foster greater accessibility between the Downtown, river and beach areas. Development in the Downtown area is in close proximity to jobs and a wide range of entertainment and recreational amenities. From an equity perspective, the project area will include space for new inclusionary low-income housing, including replacement housing for any existing low- and very-low income residents. This encourages active transportation modes that support both personal health and environmental sustainability.

**Environmental Review.** The Downtown Plan Expansion will require environmental review prior to Council's final consideration. The content raised in this report will form the basis of the project evaluated under the required environmental review process. The scope of the project dictates that an Environmental Impact Report (EIR) will be required. The final proposed amendments to the Downtown Plan, General Plan, Local Coastal Program, Beach/South of Laurel Plan, and Municipal Code, together with the Draft EIR is anticipated to be considered by the Planning Commission for a recommendation to the City Council by the summer of 2023.

**Fiscal Impact:** This report is part of the grant-funded project to expand the Downtown. The total grant amount of \$450,000 will be required to complete the planning process, and general fund sources will be used to cover the full cost of the project beyond the \$450,000 that is necessary to complete the EIR and associated studies. The City is considering creative solutions to allow the beneficiaries of the plan to reimburse City general fund costs towards the funding of the plan, including staffing costs associated with the development of the plan, and policies will be considered for incorporation into the final plan to address these reimbursements. Further grant funding may also be pursued, should opportunities arise.

As the project area is built out, staff anticipates that the additional property, admissions, and sales taxes, together with any special assessments elected for the project area, will have positive impacts on the City's long-term fiscal conditions. Provision of services to the area will result in additional costs to the City, but given the location and efficiency of land uses under consideration, revenues should be expected to exceed expenses. Detailed and precise information will not be fully known until new uses and buildings are constructed and operating.

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**ATTACHMENTS:**

1. Approved Scope and Schedule
2. Real Estate Market Overview Report
3. Community Outreach Report
4. Project Orientation and Base Maps
5. Circulation and Streetscape Materials
6. Beach Connectivity Materials
7. Infrastructure and Resiliency Materials
8. Civic Spaces and Arena Materials
9. Housing Materials
10. Development Scenario Materials
11. Open House Comments

## City of Santa Cruz Downtown Plan Expansion Scope of Work

Kimley-Horn and Associates, Inc. (Kimley-Horn), in coordination with our subconsultants (collectively the Consultant Team) has prepared this Scope of Work for the City of Santa Cruz (the City) to prepare the Downtown Expansion Plan (the project).

Kimley-Horn will be the prime consultant and will be responsible for all project deliverables, project management, and serve as the primary point of contact.

For the purposes of this scope, key stakeholders is assumed to include the Santa Cruz Warriors, land owners, California Coastal Commission, Downtown Association of Santa Cruz, community interest groups, and others as identified by the City.

The project scope includes two overarching phases, one for the creation of the plan itself and one for the development of the necessary environmental documents. Kimley-Horn has been informed by City staff that this is the best approach for budgeting given there are two grant funding sources with one grant funding each phase.

### **PHASE 1**

#### ***Project Initiation***

##### ***City Staff Kick-off Meeting***

Prepare for and participate in an initial kick-off meeting with City staff. This task will include the following:

- Obtain relevant maps, documents, GIS/CADD data, and related information.
- Review project objectives, scope of work, project schedule, project contacts, etc.
- Clear articulation and assignment of roles, responsibilities and communication protocol.
- Discussion of key issues, challenges and opportunities to be addressed on during the project.
- Discussion of a community engagement strategy including outreach.
- Discuss product deliverables including format, organization, and graphic presentation.

##### ***Community Engagement Strategy***

Following the project team kick-off meeting, prepare a draft and final Community Engagement Strategy memo that identifies target audiences, web-based engagement platform, specific tasks, roles and responsibilities (including the identification of digital meeting facilitators [Consultants and City staff]), schedule, and anticipated outcomes.

The Community Engagement Strategy will be a living document and roadmap that will guide the team as activities are implemented and monitored for success, and may be adjusted to ensure we are reaching all target audiences in an effective and meaningful way. The Community Engagement Strategy will be prepared through the lens of the City's *Health in All Policies* (HiAP), with strategies aligned to the HiAP framework and relevant pillars. Where feasible, engagement tactics will be metrics-driven, to support HiAP evaluation: monitoring, tracking, and reporting.

### *Design and Build Project Digital Engagement Platform*

This scope of work assumes that community engagement will need to be conducted “virtually” for all or part of the project due to COVID restrictions. Outreach throughout the project is envisioned to include social media, email notifications, press releases, city manager messaging, and focused stakeholder and community organizations outreach, as defined in the Community Engagement Strategy.

Should COVID restrictions be lifted regarding in-person meetings, Kimley-Horn will work with staff to adjust this scope of work accordingly. Acknowledging the potential equity issues arising from an initially virtual approach, opportunities for stakeholders with limited or no data access will be provided. This could include working with community organizations or promoting access through the Downtown Branch library and other City-owned resources.

### Project Website

Prepare a customized project website integrated with the Social Pinpoint digital engagement platform that will be used the primary digital “portal” for community engagement.

- Prepare an initial graphic design theme which will be the basis for the design of the website.
- Prepare a logo to communicate the project’s identity.
- Review preliminary web site design with Client and revise accordingly. This scope assumes one round of revisions. Content is envisioned to include project background materials, links to reference documents, project schedule and meeting dates, email sign-up, and integration with the digital engagement platform (described below).
- Provide on-going content management service as requested. Task includes addition of new information and project deliverables as the project evolves.

### Community Interests Contact List

Working with City staff, develop and maintain a contact list of interested parties (digital contact list). This list will include email addresses and social media contact groups (e.g. Instagram, Facebook, Nextdoor, Twitter, etc.). The Consultant Team will work with City staff to develop this initial distribution list and then maintain and expand this list over the duration of the project as additional contacts are identified. Creating and building out a robust and comprehensive contact list will ensure the Plan is inclusive of community needs and expectations. As part of this effort and where known, preferred engagement channels will be listed against contacts.

### Digital Engagement “Platform”

Using Social Pinpoint (unless preferred otherwise by the City), prepare a web-based digital engagement platform that will enable the City and Consultant Team to gather community feedback using a variety of tool and capabilities including:

- Community forums
- Interactive mapping
- Comment board (“digital idea wall”)
- Topic landing pages and forums
- Project schedule and events calendar
- Background reports, work products, and presentations
- Community interest sign-up and event registration, if necessary
- Administration (City and Consultant)
  - Stakeholder engagement dashboard
  - Security
  - Content management
  - Reporting
- Other as identified in coordination with City staff

### Social Media

To reach a broader audience in their preferred medium, a social media campaign will be implemented to promote the project and community engagement opportunities. Platforms may include Nextdoor, Facebook, Twitter, and Instagram. The social media campaign may include geo-coded ads and post boosts to drive views, and will include use of existing City social outlets (e.g. [citynews@cityofsantacruz.com](mailto:citynews@cityofsantacruz.com)).

### *Data Collection*

Collect relevant land use and planning data as provided by the City and other existing digital resource, as relevant. This will include GIS data, General Plan, development code, other City policy and planning documents, and other information as provided by City staff.

### *Base Mapping*

Prepare base maps of existing conditions, including but not limited to:

- Initial project boundary
- Boundaries of other plans and jurisdictions (e.g. Beach/South of Laurel Plan, Coastal Zone, San Lorenzo Urban River Plan, existing Downtown Plan, etc.)
- Existing General Plan and Zoning designations
- Parcel size
- Property ownership
- Public streets and rights-of-way
- Building footprints
- Building heights
- Pedestrian circulation (sidewalks, pathways, accessways)
- Bicycle circulation
- Existing infrastructure

- Parking (surface and structures)
- Transit routes, stations, and stops

#### *Peer Community Parking Research and Parking Survey*

Many communities have wrestled with the issue of right-sizing parking and have implemented various strategies including revised parking ratios. Up to five cities with similar characteristics to Santa Cruz will be researched and surveyed to assess the local practices and successes related to parking including:

- Parking ratios (including mixed-use and affordable housing)
- Shared parking
- Event demand management
- Pricing
- In-lieu fees
- Enterprise districts
- Time-restrictions
- Enforcement

Findings from this research will be used to inform an approach to parking that is rooted in best practices and tailored to the unique conditions in Santa Cruz.

To make data-driven decisions about parking, current parking patterns will be observed for the study area. The following data will be collected and field-verified to inform the project:

- Inventory of parking supply for all facilities in the study area (ownership, number of spaces, restrictions, price)
- Observational occupancies of representative conditions for one weekday and one weekend for a 10-hour period to capture midday and evening peak demand periods

All data collected will be stored in a GIS format to easy use, transfer, and visual representation.

#### *Project Discovery*

This phase of the project involves information gathering and analysis to determine predominant themes and preferences as they relate to future development of the downtown expansion area.

#### *Existing Conditions Assessment*

Prepare an Existing Conditions Assessment, in memo format, including but not limited to:

- Existing development conditions (by land use for residential [DUs] and commercial [square footage], using City data and/or County Assessor's records).
- Existing development capacity allowed under the current General Plan land use designations and Zoning Ordinance, with consideration given to SB 330 requirements.
- Analyze appropriate level of future housing and commercial intensity, based in part on existing plans and policies.
- Summarize key findings from the Market Analysis (described below).



- Analyze potential for affordable housing and replacement housing requirements and potential displacement impacts.
- Analyze potential future parking needs and strategies to accommodate parking including an assessment of current and potential future parking requirements.
- Analyze potential mobility and circulation options including bike, pedestrian and transit connections both within and around the project area, including connections to the Main Beach.

Review draft Existing Conditions Assessment with City staff and key stakeholders and, through one round of review, prepare a Final Existing Conditions Assessment.

### *Market Assessment*

EPS will establish and document real estate market potential and development factors relevant to the downtown expansion area. As part of the market assessment, EPS will consider broad market trends as well as detailed information concerning new, high-performing local and regional comparable projects, including their market positioning, architectural format, key amenity offerings, and market value. The outputs from this market research will serve as critical inputs to the subsequent pro forma financial feasibility analysis.

### Socioeconomic and Market Trends

EPS will document trends in population, employment, lease rates, vacancy rates, new product deliveries, and other relevant market data for each land use category, locally and regionally. These data will offer a critical market-focused geographic and historical context for preparation of Precise Plan alternatives. In addition, EPS will consider real estate product trends that are relevant to planning for the downtown.

### Market Valuations

EPS will study real estate market product values in the local and regional market, including sale values and lease rates for product types that may be most appropriate for development downtown. This focus on product valuation will identify specific building sale and lease transactions. EPS will consider a range of potentially comparable projects, developing case studies as appropriate, to establish market data for subsequent financial pro forma feasibility analysis.

The data and findings generated by the market assessment will provide the basis for EPS evaluation of prototype project feasibility, described below.

### *Community Workshop #1*

Review agenda with City staff. Advertise the Community Form according to Community Engagement Strategy.

Using the project digital platform and video conferencing application (e.g. Zoom), host an online community workshop to present findings from the Existing Conditions Assessment and receive comments from participants. Based on further refinement with City staff, the meeting format is envisioned to include:

- Introductions / Mayor Opening Remarks
- Overview of Project Objectives, Format and Schedule
- Summary of Findings from the Existing Conditions Assessment

- Breakout Group Discussion – Visioning and Guiding Principles
- Facilitator (Consultants and City staff) Report Back
- Next Steps
- Closing

Note: If COVID restrictions to public gathering is lifted, this workshop could occur in person (e.g. in the Santa Cruz Warrior's existing arena).

#### ***Community Workshop #1 Findings Memorandum***

Results from the Community Workshop #1 will be presented in a draft and final memorandum. It will describe the predominant themes/findings including text, charts, graphics, and illustrations relevant to feedback from the Community Workshop #1. Individual written and oral comments will be included in the appendix.

Review the Draft Community Outreach Findings Report with City staff and key stakeholders and, through one round of review, prepare the Final Community Workshop #1 Findings Memorandum.

#### ***Future Development Scenario Investigation***

This phase includes preparation and testing of the up to three development scenarios for the downtown expansion area, and presenting them in a second community workshop.

#### ***Financial Analysis***

A pro forma financial feasibility model and analysis of prototypical projects will offer critical input to preparation of the development scenarios. EPS will develop a pro forma financial analysis to inform the financial viability of potential projects for the Downtown. Based on prototype projects identified by the consultant team, EPS will test for financial viability. These test cases will specify project parameters, including site size, project density, use mix, parking requirements, and other factors. The test cases will be designed to evaluate development projects under various policy scenarios (e.g., affordable housing requirements) and/or alternative development schemes.

To test the financial feasibility of development, EPS will develop a stabilized-year ("static") pro forma financial model and prepare an analysis of up to six unique prototype projects. The financial analysis will assess market value, development cost (including required investment returns), and land value. The analytical model will rely on market assumptions drawn from market study efforts.

EPS will determine achievable rents and/or for-sale values for each of the uses. To determine costs, EPS will draw from available construction cost estimating sources (e.g., RS Means, Saylor) and input from the consultant team, rely on typical soft cost burdens, and consult with the City to identify typical permit and fee levels.

The financial analysis will quantify in monetary terms the development potential for each of the test cases. Specifically, the analysis will seek to identify the level of development intensity necessary to support real estate development activity in the downtown expansion area.

#### ***Future Development Scenario Framework***

Working with City staff, prepare initial development scenarios, including but not limited to:

- Land use diagrams
- Land use buildout summaries in table format (residential units, commercial square footage)
- Preliminary development standards including densities, height, massing, setbacks, parking, private open space, etc.
- Conceptual mobility and circulation diagrams (pedestrian, bicycle, transit), including linkages to San Lorenzo River and Main Beach
- Parking strategies, including arena event parking (surface and structure)

#### *Joint Planning Commission / Downtown Study Session*

Prepare a draft and final PowerPoint presentation for review by City staff. Meet with City staff to discuss meeting agenda, roles, objectives and preferred outcomes.

In coordination with City staff, facilitate a joint study session with the Planning Commission and Downtown Commission to review work products prepared to date, summarize community and stakeholder feedback, and seek input on the development scenario options in particular.

#### *Review and Refine Development Scenarios Framework*

Prepare a Draft Development Scenarios Framework document consisting of text, site plans, illustrations, and imagery to communicate key planning and urban design principles, development standards, and financial (pro formas) for each development scenario. Work with City staff and key stakeholders to refine the Draft Development Scenarios Framework and through two rounds of review, prepare a Final Development Scenarios Framework.

#### *3-D Massing Model of Development Scenarios (Optional Task)*

As an optional task, prepare 3-D massing models of the development scenarios. There are two options: 1) Photo Simulations, or 2) Full Volumetric 3-D Model. A description and examples of each are shown in the Appendix of this proposal.

#### *Community Workshop #2*

Prepare a PowerPoint presentation that summarizes the Final Development Scenarios Framework. Review presentation and agenda with City staff and advertise Community Workshop #2 according to the Community Engagement Strategy.

Using the project digital platform and video conferencing application (e.g. Zoom), host a second online community forum to present the Final Development Scenarios Framework and receive community comments and feedback.

Based on further refinement with City staff, the meeting format is envisioned to include:

- Introductions/City staff Opening Remarks
- Summary of Community Workshop #1 (comments and suggestions)
- Summary presentation of the Final Development Scenarios Framework
- Group Discussion and Feedback
- Next Steps

- Closing

Note: If COVID restrictions to public gathering is lifted, this workshop could occur in person (e.g. in the Santa Cruz Warrior's existing arena).

### *Community Workshop #2 Findings Memorandum*

Results from the Community Workshop # 2 will be presented in a draft and final memorandum. It will describe the predominant themes/findings including text, charts, graphics, and illustrations relevant to feedback from the Community Workshop # 2. Individual written and oral comments will be included in the appendix.

Review the Draft Community Outreach Findings Report with City staff and key stakeholders and, through one round of review, prepare the Final Community Workshop # 2 Findings Memorandum.

### *City Council Study Session*

Prepare a draft and final PowerPoint presentation for review by City staff. Meet with City staff to discuss meeting agenda, roles, objectives and preferred outcomes.

In coordination with City staff, facilitate a study session with the City Council to review work products prepared to date, summarize community and stakeholder feedback, and seek input on the project as a whole, and the development scenario options in particular.

This scope of work assumes that based on the outcome of this study session, a preferred development scenario will be identified for further refinement and development as part of the preparation of the Administrative Draft Downtown Plan for the downtown expansion area.

## ***Amendments to the Downtown Plan***

### *1<sup>st</sup> Administrative Draft Downtown Plan*

Based on findings from the above tasks, prepare amendments to the Administrative Draft Downtown Plan that incorporates the new Downtown expansion area. The work product will include all text, tables, graphics, and maps. It will be highly graphical and easy to read. It will establish the zoning and associated development standards and design guidelines for the downtown expansion area of the amended Downtown Plan.

Simple and clear graphic prescriptions for street standards, building height, how buildings are placed on site, and building elements (e.g. massing, materials, architectural features) will be incorporated to control the form of development, with less emphasis on the ultimate land use to encourage future redevelopment in an organized manner that furthers the City's vision and goals as described in the Downtown Plan.

Consistent with the City's Health in All Policy (HiAP), the amended Downtown Plan will incorporate policies and plan elements that promote equity, public health, and sustainability.

Natural Resources: The Plan will address measures to protect the San Lorenzo River and use of the public pathways and amenities that surround it. (Sustainability | Public Health)

Neighborhood Integrity and Housing: The Plan will address measures to maintain the identity and vitality of the Plan area, actively pursuing affordable housing for a diversity of households and promoting compatible livability and high quality design in new buildings, major additions, and redevelopment. (Equity | Sustainability)

Mobility: Plan will address measures to provide an accessible, comprehensive, and effective transportation system that integrates automobile use with sustainable and innovative transportation options—including enhanced public transit, bicycle, and pedestrian networks both within the Plan area and to/from the surrounding community. (Sustainability)

Specific task that will be prepared for incorporation in to the amended Downtown Plan include the following:

#### Introduction

- Incorporate minor updates to Community’s Vision, The First Principals, and The Basis for Change, as appropriate.

#### Executive Summary

- Incorporate minor updates to Planning Principles and Strategies, as appropriate.

#### Land Use Plan

- Prepare a narrative character description for the downtown expansion area.
- Update the Land Use Concept figure to incorporate the downtown expansion area.

#### Development Standards and Design Guidelines

##### *A. All Central Business Districts Land Uses*

- Update Table 4-1: Central Business Districts Use Allowances — Ground Floor (Street Level) and Table 4-2: Central Business Districts Use Allowances — Upper Floors (Includes Riverwalk Level) to incorporate the downtown expansion area.
- Update **Figure A-1: Downtown Plan Height** to incorporate the downtown expansion area.
- Incorporate miscellaneous text edits in context to the downtown expansion area.
- Prepare a new section regarding development standards for the downtown expansion area.

##### *Downtown Expansion Area Development Standards and Design Guidelines*

Create a new section to address development standards and design guidelines for the downtown expansion area. Topics to be addressed include, but are not limited to:

- Building height (including floors, floor-to-floor height, base height and floors, mechanical penthouses, sloping roofs, visual impact study)
- Building setbacks (including from the San Lorenzo River)
- Building facades, materials, colors, windows, balconies, rooflines, etc.

- Entrances
- Property line and street walls, retaining walls, fencing, etc. (if applicable)
- Build-to lines and setbacks (including active outdoor uses, sidewalks, recessed storefronts)
- Landscaping
- Gateway intersections and treatments
- Riverwalk access, public passageways, and rear service alleys
- Exterior lighting
- Public and private parking facilities (including below grade parking and access driveways, visual screening, district-specific special considerations)
- Parking structures (site design, facades, vehicular and pedestrian access)
- Driveways and curb cuts
- Encroachments (if applicable)
- Bird-safe design criteria, particularly along the San Lorenzo River
- Other development standards and design guidelines as identified during the planning process

#### Arena Development Standards and Design Guidelines

Given the unique nature of constructing a permanent arena in the downtown expansion area, prepare a set of additional development standards and design guidelines that apply to the arena. This will be developed in close coordination with the City staff and the Santa Cruz Warriors and their project team. This approach will help streamline the subsequent review process and help minimize potential visual impacts and the associated CEQA analysis.

#### Additional Height Zones

- Create a new Additional Height Zone and incorporate figures and graphics, including massing diagrams (if applicable)

#### All Central Business Districts Storefront Standards and Guidelines

- Incorporate minor text revisions (if applicable)

#### All Central Business Districts Other Development Standards and Design Guidelines

- Incorporate minor text revisions (if applicable)

#### Circulation and Parking Plan

This section will be revised to incorporate new text and figures that address circulation and parking as they apply to the downtown expansion area. Topics to be addressed include, but are not limited to:

- Special streetscape treatments (e.g. Pacific Avenue, Front Street)
- Vehicular, pedestrian, and bike circulation
- Riverfront and beach linkages

- Transit
- Beach access
- Service access
- Parking management strategies (on- and off-street)
- Appropriate parking ratios for anticipated uses including mixed-use and affordable housing
- Event parking and circulation for the permanent arena

### Streetscape and Open Space Plan

This section will be revised to incorporate new text and figures that address streetscape and open space as they apply to the downtown expansion area. Topics to be addressed include, but are not limited to:

- Streetscape cross-sections
- Sidewalks and pathways
- Landscaping, including tree species, spacing and height and ground-level planting
- Lighting
- Activity nodes and key intersections
- Public seating, gathering spaces
- Street-specific recommendations (i.e. Pacific Avenue, Front Street, Spruce Street, Laurel Street Extension, as applicable)
- Park and plazas (if applicable)

### Implementation and Management Strategy

This section will be revised to incorporate new text that addresses specific implementation policies, strategies, management, and financing as they apply to the downtown expansion area. This section will be developed in close coordination with city departments (e.g. police and fire) and key stakeholders, as identified by City staff.

### Appendix 2: The Downtown – Beach Link

This section will be revised to incorporate new text, figures and graphics that addresses policies and strategies to improve circulation and transit linkages between the downtown and the beach.

### ***2<sup>nd</sup> Administrative Draft Amendments to the Downtown Plan***

Following review by City staff (and key stakeholders as applicable), prepare a 2<sup>nd</sup> Administrative Draft Amendments to the Downtown Plan. This scope assumes that the City will be responsible for providing one consolidated set of review comments.

### ***Other Amendments***

Following receipt of City comments on the 1<sup>st</sup> Administrative Draft Amendments to the Downtown Plan, prepare administrative draft amendments, including text and figures, other City planning and regulatory documents. The focus of these amendments are briefly described below.

### 2030 General Plan

The Central Business District (CBD) zone is the primary zone district that implements the broader Regional Visitor Commercial (RVC) General Plan land use designation. Prepare revisions associated with the new development standards, including Floor Area Ratio permitted under the General Plan (3.75 FAR for many of the parcels).

### Beach and South of Laurel Plan

The downtown expansion area will take a portion of properties out of the Beach and South of Laurel Area Plan, requiring an amendment the Beach and South of Laurel Area Plan, including removing portions of the plan and updating its maps.

### Municipal Code

Development standards identified in the amended Downtown Plan will require an update to corresponding regulatory elements of the Municipal Code including building heights, parking, allowed uses, etc.

### San Lorenzo Urban River Plan

Because the amended Downtown Plan will address strategies and guidelines to better engage the San Lorenzo River and river levee areas to foster greater connections, amendments to the San Lorenzo Urban River Plan (SLURP) may be required, although the plan does not include policies, only recommendations.

### Local Coastal Program

The project area is located within the coastal zone, and the City has a certified LCP that consists of a Land Use Plan, implementing ordinances and maps. The Land Use Plan (LUP) consists of policies, programs and maps; Area Plan coastal policies and maps; and a Coastal Access Plan. The Implementation Plan (IP) consists of ordinance and regulations used to implement the Land Use Plan, including sections in the Municipal Code. These plans will need to be amended to be consistent with the amended Downtown Plan.

This scope assumes a collaborative approach working in coordination with City staff to prepare these amendments.

### *Draft Amendments to the Downtown Plan*

Following review by City staff (and key stakeholders as applicable), prepare a Draft Amendments to the Downtown Plan. This scope assumes that the City will be responsible for providing one consolidated set of review comments.

### *Community Meeting #3*

Following a community outreach effort to publicize the availability of the Draft Amendments to the Downtown Plan, conduct a third community workshop to receive public comments. Given the range of topic areas, it is envisioned that the format for this workshop will be a series of topic stations that highlight how the plan addresses issues associated with urban design and development standards, housing, streetscape, urban design, connection to the beach, etc. The stations will be staffed by consultants and City staff and comments will be recorded.



### *Community Workshop #3 Findings Memorandum*

Results from the Community Workshop # 3 will be presented in a draft and final memorandum. It will describe the predominant themes/findings including text, charts, graphics, and illustrations relevant to feedback from the Community Workshop # 3. Individual written and oral comments will be included in the appendix.

Review the Draft Community Outreach Findings Report with City staff and key stakeholders and, through one round of review, prepare the Final Community Workshop # 3 Findings Memorandum.

## **PHASE 2**

### **CEQA Analysis**

Kimley-Horn, working on close coordination Dudek and City staff, will prepare the CEQA document. This scope of work assumes the preparation of a Subsequent Environmental Impact Report (SEIR) to the previously prepared Downtown Plan Amendments Final EIR, although other potential CEQA options or strategies will be reviewed with the City.

This scope of work assumes a program-level analysis for the remainder of the downtown expansion area and a project-level analysis for the proposed Santa Cruz Warriors arena. Should there arise a timing issue or otherwise (i.e. contractual constraint), an optional task is included below to prepare a separate project-level EIR for the permanent Santa Cruz Warriors arena.

The SEIR will address amendments to the Downtown Plan incorporating the downtown expansion area and applicable development standards, and associated supporting amendments to the 2030 General Plan including: the City's LCP, the Beach and South of Laurel Plan, the Municipal Code, and potentially the SLURP. Our CEQA team will work closely with the City to estimate potential new development that could be accommodated by the Downtown Plan amendments in order to provide a basis for the CEQA analysis.

### *CEQA Kick-Off Meeting*

Meet with City staff to discuss the environmental review process for the project and develop a strategy for environmental compliance that meets the requirements of CEQA. This meeting will focus on a discussion of the technical studies that have been or are anticipated to be prepared for the project (in support of the project application for the arena) and elements of previous environmental documents that will be utilized in preparation of CEQA documentation for the project.

### *Research and Investigation*

Work with City staff and the Santa Cruz Warriors (project applicant) to collect and review all relevant project plans and reports. Review and confirm that the project information collected is suitable for use in developing the project description, as well as applicable impact assessments for the environmental document.

### *Project Description and Notice of Preparation*

#### Draft Project Description

Prepare a draft of the project description including all referenced figures, as required per Section 15124 of CEQA. The draft project description will be submitted to the City and the project applicant to ensure its accuracy.

### Notice of Preparation

Prepare the Notice of Preparation (NOP) that summarizes the project and what environmental issues will be addressed fully in the SEIR and those that will be determined to be insignificant, as described below.

Note that this approach takes a conservative approach by including potentially significant and legally challengeable environmental resource topics. This list may be amended based on discussions with City staff, as appropriate.

Included for Detailed SEIR Analysis (Potentially Significant)	Excluded from Detailed SEIR Analysis (Insignificant)
J Aesthetics	J Agricultural Resources
J Air Quality and Greenhouse Gas Emissions	J Geology & Soils
J Biological Resources	J Hazards & Hazardous Materials
J Cultural Resources	J Mineral Resources
J Hydrology & Water Quality	
J Land Use & Planning	
J Noise	
J Population & Housing	
J Public Services, Utilities & Energy	
J Transportation	

The NOP will adhere to the content requirements set forth in the CEQA Guidelines, including information describing the project, its location, and probable environmental effects. This work plan assumes the City will be responsible for distribution of the NOP, including submittal of the Office of Planning and Research, and applicable public noticing.

Comments received during the 30-day public review period for the NOP will be used to finalize the scope of the SEIR. Review comments with City staff to determine whether any issues require a modification to this scope of work.

### Public Scoping Meeting

Attend and facilitate a public scoping meeting for the proposed project. This meeting may occur as part of a Planning Commission meeting, or be conducted separately as either a “virtual” meeting (due to COVID restrictions), or in person at a location near the project site. The public scoping meeting will serve to obtain information and input from responsible agencies and the public, as well as to inform the public about the CEQA review and SEIR process.

Prepare a draft and final presentation (in PowerPoint) and handout materials including copies of the NOP and comment forms. These materials will be reviewed with the Client prior to finalizing.

### Review NOP and Refine Project Scope

Based on comments received by the public from the NOP and the public scoping meeting, clarify/refine the scope of work for the SEIR, and identify any additional analytical tasks not included in this scope of work.

### *Administrative Draft SEIR*

#### Introduction and Purpose

The Introduction section will cite the provisions of CEQA and the City of Santa Cruz CEQA implementation procedures for which the proposed project is subject to. This section will identify the purpose of the study and statutory authority as well document scoping procedures, summary of the SEIR format, listing of responsible and trustee agencies, and documentation incorporated by reference.

#### Executive Summary

Prepare an Executive Summary including a Project Summary, an overview of project impacts, mitigation and levels of significance after mitigation, summary of project alternatives, and areas of controversy and issues to be resolved.

#### Project Description

Update/finalize the project description based on NOP comments and any minor refinements as provided by the City and/or the project applicant.

The Project Description will detail the project location, background and history of the project, discretionary actions, characteristics, goals and objectives, phasing, agreements, and permits and approvals which are required for the project based on available information.

#### Environmental Analysis

##### *Aesthetics*

Identify the visual characteristics of the project site and surrounding area. Describe the existing aesthetic environment and visual resources, including a discussion of views within the project site and views from surrounding areas, particularly from the adjacent uses, utilizing pictures and information from a site reconnaissance of the project site and surrounding area.

For the proposed arena, architectural renderings and elevations, as well as visual simulations from selected viewpoints as determined by the City and as provided by the project applicant, will be included as exhibits.

The impact analysis will focus on scenic and public viewpoints (i.e. public roadways and the San Lorenzo levy trail) and changes to the visual character of the project in context to surrounding land uses.

The aesthetics analysis will evaluate the following:

- J Description of existing views to and from the project site will be provided with an emphasis on views from public roadways.
- J Evaluation of the alteration of scenic views or scenic resources of the project site to and from these public viewing areas.

- J Evaluation of the proposed project for the potential to introduce substantial new night-time lighting or create new sources of glare that could affect surrounding land uses.
- J Evaluation of applicable General Plan policies and regulations and identification of any potential conflicts related to scenic quality.
- Identification of mitigation measures, if needed and determined to be appropriate and those determined to be feasible for implementation.

#### *Air Quality and Greenhouse Gas Emissions*

Dudek will prepare the assessment of the air quality impacts will utilizing the significance thresholds in CEQA Guidelines Appendix G and the Monterey Bay Air Resources District (MBARD) emissions-based thresholds. The California Emissions Estimator Model (CalEEMod) land use and air quality model will be used to estimate operational criteria air pollutant emissions generated by mobile sources for existing conditions and with the proposed changes in land use intensity to identify net increase in air pollutants, GHG emissions, and operational energy consumption. Construction emissions will be discussed qualitatively. Consistency with the MBARD's *Air Quality Management Plan* will be reviewed in accordance with the District's methodology of reviewing housing unit development within the City.

#### *Biological Resources*

The downtown expansion area is located within a developed area of the City, and no biological impacts would occur. However, the eastern portion of the expansion area is adjacent to the San Lorenzo River, and potential indirect impacts due to development height will be addressed. Riparian setbacks and other recommendations for the area, as set for in the *City-wide Creeks and Wetlands Management Plan* and *San Lorenzo Urban Rive Plan*, will be discussed. Dudek will review the proposed downtown expansion area amendments with regard to development standards along the San Lorenzo River and potential impacts to birds, taking into account the City's bird-safe building standards. Analyses included in the Downtown Plan Amendments EIR will be reviewed and updated, but no focused bird surveys are include as part of the scope.

#### *Cultural Resources*

An updated archaeological records search will be provided and known historical buildings as listed in state, national or local registries will be identified. This section will be based on existing studies and does not include review of other potential historical buildings. No project-level or parcel-specific historical or archaeological reviews are included in this scope This scope of work assumes that consultation with Native American tribes, as may be required by SB18, will be completed by the City.

#### *Hydrology & Water Quality*

Analyze the proposed project related to hydrology and water quality based on a review of existing City plans and other exiting data including the City of Santa Cruz General Plan 2030 EIR and the Downton Plan Amendments EIR regarding background information on regulatory setting and surface and groundwater hydrology. Both EIRs will be incorporated by reference in accordance with section 15150 of the State CEQA Guidelines.

Similar to conclusions identified in the Downtown Plan Amendments Final EIR, this scope of work assumes that the following hydrology and water quality CEQA criteria will be identified as Effects Not Found to be Significant:

- Violation of Water Quality Standards

- Groundwater
- Drainage and Water Quality

The project area is located in an area identified as being subject to flood hazards along the San Lorenzo River. The proposed amendments are likely to allow for increased height in specific locations and under specified conditions, but would not change the area in which development and/or redevelopment is currently permitted. However, a review of hazards due to potential San Lorenzo River flooding, tsunami inundation and sea level rise in the project area will be analyzed in the SEIR based on existing City studies. Should a potentially significant impact(s) be identified, recommend mitigation measures to reduce these impacts to the extent feasible.

#### *Land Use & Planning*

Review of potential project conflicts with plans, policies or regulations adopted for the purpose of avoiding or mitigating an environmental effect will be analyzed in the SEIR. This will include the 2030 General Plan, the Local Coastal Plan, the Downtown Plan, the Beach and South of Laurel Plan, the San Lorenzo River Urban River Plan, and the Zoning Code. A consistency analysis, in table format, will be prepared identifying potential conflicts with the 2030 General Plan policies.

The project site is not subject to any Habitat Conservation or Natural Community Conservation Plans and therefore will be identified as Effects Not Found to be Significant.

#### *Population and Housing*

Population growth that may result from development of new housing units in the DRP amendment area will be addressed. The review will consider estimated city-wide buildout estimated in the General Plan 2030 EIR and AMBAG population growth forecasts.

#### *Noise*

Dudek will provide a technical noise study to estimate operational noise emission from a set of anticipated events hosted at the proposed arena. The scope includes review of all existing studies and information, including former arena studies prepared by Smith, Fause, & McDonald (SFMI). A brief field survey during daytime hours will be conducted to measure existing outdoor ambient sound pressure level (SPL) measurements at up to a total of seven (7) on-site and nearby off-site measurement locations, thus collecting data to quantify and help characterize baseline acoustical conditions for the project vicinity. (These are likely to be comparable to measurement locations reported in the aforementioned SFMI study.) These investigator-attended short-term (ST) measurements will typically be no more than 15 minutes in duration each and performed with a portable ANSI Type 1 or 2 sound level meter (SLM). During the site survey, the investigator shall document observations with respect to field conditions and witnessed or perceived acoustical contributors to the measured SPL.

Using available project information, predictive sound propagation analyses will be performed using techniques and computer-aided tools. Tabulated results will be provided for up to ten (10) specific receptor positions, and color-coded SPL contours or bands across a horizontal plane five feet above grade that extends up to approximately 600 feet from the Project boundary, for up to five (5) operation scenarios as follows:

- (a) Sporting event with full attendance, including public address (PA) system or related speech/music reinforcement;

- (b) Hosted concert event with full attendance, including additional stage speakers and/or usage of “house” PA system;
- As “a” above, but with an alternative building envelope structure, layout or design that may change expected aggregate sound emission to the neighboring community;
- As “b” above, but with an alternative building envelope structure, layout or design that may change expected aggregate sound emission to the neighboring community; and,
- An additional scenario as determined or requested by the City.

Modeled sound sources are expected to include the following: crowd noise (based on referenced speech levels or previous studies), operating mechanical systems, event sounds (e.g., reinforced rock band music). Predicted noise levels due to these modeled project operation scenarios will be compared to relevant standards and policies. If these predicted noise levels exceed such sound level standards, we will recommend conceptual and practical options for noise-reducing project design features (PDF). Results and findings will be summarized in a technical noise study with one round of City comments and edits.

The project site is not located near an airport or private airstrip, and therefore will be identified as Effects Not Found to be Significant.

#### *Public Services, Utilities & Energy Conservation*

Potential impacts related to public service /utility demand resulting from growth and development accommodated by the amendments will be assessed. Updated information regarding water supply planning will be provided to reflect any changes in water demands and water supplies as identified in recent City plans, including an updated Urban Water Management Plan that is expected to be released in 2021. The section will also provide operational energy calculations, utilizing the CalEEMod results to address energy use.

#### *Transportation*

##### **VMT Analysis**

The City of Santa Cruz adopted a VMT transportation threshold on June 9, 2020 in accordance with CEQA and state requirements. The threshold establishes a no net increase in VMT for retail and other non-residential uses for land use projects and provides a process for transportation projects.

The City has developed guidelines to determine whether a land use project is within the VMT threshold. The process includes a screening process in which situations are identified under which projects are determined not have a significant impact and further analysis is not required. City VMT screening maps indicate that the downtown is located in an area with VMT lower than the County average, and therefore future residential and commercial land use project in the downtown would be screened out from further review and would not conflict with the City’s established VMT threshold. Furthermore, the downtown expansion area is located within a transit-priority area across the street from the Santa Cruz Metro bus station. The State Guidelines also indicate that a project that falls below an efficiency-based threshold that is aligned with long-term environmental goals and relevant plans would have no cumulative impact distinct from the project impact (California Office of Planning and Research, December 2018).

Regarding the proposed arena, it is a replacement of an existing facility and neither the City nor the California Office of Planning and Research have VMT guidelines for such uses. Given the arena's location downtown and close proximity to transit, bicycle and pedestrian facilities, and it is essentially a replacement in-kind of an existing facility, this task will analyze the project in context to CEQA Guidelines section 15064.3 and make a determination regarding potential conflicts or inconsistencies.

*Note that Kimley-Horn developed the current version of the SCC Travel Demand Model, wrote the City of Santa Cruz's VMT policy, and developed the VMT Calculator being used by the City.*

Given this context, specific tasks will include:

- Kimley-Horn will evaluate the VMT for each known land use updates individually per the City's guidelines, specifically including residential, retail, and a sports arena.
- Residential uses will be screened or be evaluated based on the SCC VMT Tool to make a significance determination. It is assumed that the total residential trip generation will not exceed the 2,500 trips per day limitation of these approaches.
- Retail uses are assumed to be local-serving and less than 50,000 square foot on a store basis. Based on this assumptions a qualitative assessment will be completed.
- It is assumed that the sports arena will have either an increase in number seats and/or frequency of events (including non-sports events) resulting in the need to evaluate VMT. Accordingly a net-change metric will be applied. It is assumed that we will be able to utilize a simple routing and logistics method using the existing TransCAD model and/or data provided by the City. The analysis will focus on the delta and consider the location of employees and patrons. This does not include a detailed analysis of the location of other competing facilities.
- Kimley-Horn will prepare a technical memorandum detailing the findings of the analysis and respond to one-set of non-conflicting comments.
- If any of the above assumptions are not correct, this may result in a change to scope/fee for this task.

### Alternatives

Pursuant to CEQA Guidelines Section 15126.6, provide an analysis of up to three (3) alternatives, including an analysis of the "No Project" Alternative. The analysis will include a sufficient level of detail to allow decision makers to gain a greater understanding of all alternatives should a determination be rendered to support an alternative development scenario. This alternatives section will culminate with the selection of the environmentally superior alternative in accordance with CEQA requirements.

### Additional Sections

Prepare additional sections in the EIR to meet the CEQA Guidelines including the following: Significant Irreversible Environmental Changes, Effects Found Not to be Significant, Inventory of Mitigation Measures, Inventory of Unavoidable Adverse Impacts, and Organizations and Persons Consulted / Bibliography.

### Administrative Draft EIR Compilation

Assemble all completed sections into a single consolidated Administrative Draft SEIR submittal (ADSEIR) with appendices. The ADSEIR will include figures to enhance the written text and clarify the project's



environmental impacts. The entire document will be reviewed to ensure consistent references to terms, methodology of analysis, correct use of grammar, etc.

The ADSEIR will be sent to the City for review by City staff.

### *Public Review Draft EIR*

#### Screencheck and Public Review Draft SEIR

Respond to the City review of the ADSEIR and will prepare the Public Review Draft SEIR. This subtask includes preparation of an electronic Screencheck SEIR prior to publication of the Public Review Draft SEIR.

In addition, Kimley-Horn will prepare the Notice of Completion (NOC) and Notice of Availability (NOA) for delivery to the State Clearinghouse. It is assumed that the City will be responsible for public posting of the NOA (e.g. newspaper).

### *Certification of the Environmental Impact Report*

#### Administrative Final SEIR

Kimley-Horn will meet and/or coordinate with City staff to review written comments on the Public Review Draft SEIR; comments from public meetings/hearings (if applicable); and develop a strategy and framework for responding to comments. Given the fact that Kimley-Horn does not know how many comment letters and public hearing comments will be received, we have included an initial estimate of time in the project budget. Once all comments are received, Kimley-Horn will review and discuss any modifications to the budget estimate with City staff.

Upon review of the comment letters and discussions with City staff, Kimley-Horn will prepare an Administrative Final SEIR with written responses to comments received on the Public Review Draft SEIR. The Administrative Final SEIR will consist of comment letters, responses to comments, and Public Review Draft EIR errata pages indicating text changes in underlined text for additions and ~~strikeout~~ text for deletions, with notations for the relevant response to comment. The Administrative Final SEIR will be sent to the City for review and comment.

#### Final SEIR

Kimley-Horn will respond to City comments on the Administrative Final EIR, complete necessary revisions, and prepare the Final SEIR.

### **Project-Level Santa Cruz Warriors Arena EIR (Optional Task)**

As an optional task, prepare a stand-alone separate project-level EIR for the permanent Santa Cruz Warriors arena. This task will include preparation of a draft and final EIR and associated documents as required by CEQA. A detailed separate scope of work and budget will be prepared at such time this EIR is considered necessary.



***PHASE 1 (cont.)******Downtown Plan Amendments and SEIR Public Hearings & Adoption***

Assist staff in preparing presentations for public hearings before the Planning Commission and City Council. This scope of work assumes that the Consultant Team will provide support to City staff but will not be responsible for the preparation of staff reports, ordinances, or other supporting materials necessary for plan adoption and SEIR certification.

***Project Deliverables***

- Community Engagement Strategy Memo
- All materials and presentations necessary to conduct planned community engagement activities or meetings.
- Summaries of feedback from community workshops (3) and other activities
- Existing Conditions Assessment
- Draft and Final Market Assessment
- Draft and Final Development Scenario Investigation
- Vision and Guiding principles for the expanded downtown area
- Administrative Drafts of the Downtown Plan for review by City staff
- Public Draft Downtown Plan incorporating feedback and edits from City staff.
- Final Downtown Plan incorporating feedback from staff, public, and elected/appointed officials.
- Administrative Drafts SEIR
- Administrative Drafts of the Final SEIR
- Final Downtown Plan and Final SEIR for City Council approval
- Graphic Illustrations of design standards for inclusion in the Downtown Plan

All products will be provided in Microsoft Word, Excel, PowerPoint and/or PDF files with high-resolution graphics as jpegs, as necessary.

**Meetings, Coordination, and Project Management*****Meetings and Project Management***

This task assumes attendance by the Kimley-Horn team at the following meetings:

- Project Kick-off Meeting
- Project Team Meetings (5)
- Project Team Conference Calls (10)
- Community Workshops (3)
- Stakeholder Meetings (3)
- Coastal Commission Meetings (2)
- Joint Planning Commission/Downtown Commission Study Session
- City Council Study Session (1)

- Public Hearings (4)

### ***Ongoing Project Management***

Kimley-Horn will provide on-going project management including coordination with project team and subconsultants, and coordination of meetings, conference calls, and administrative tasks. Kimley-Horn will also maintain a master schedule identifying the proposed duration of each major task performed the work described herein, as well as estimates for the work of other consultants. The schedule will be maintained on a regular basis and a copy of the updated schedule shall be provided to the Client for discussion.

## **Project Assumptions**

In addition to any assumptions noted above, the scope and associated costs are based on the following assumptions:

### ***General***

1. The cost estimate includes meetings described in this scope of work. Additional meetings will be billed on a time and materials basis.
2. The Client will provide Kimley-Horn with all technical materials, maps, project plans, GIS data, etc. as they become available. This scope of work assumes that all project plans and supporting technical studies to be prepared outside of this scope of work will be provided prior to preparation of any project deliverables and that no further modification to the data will be required.
3. No new technical analysis or preparation of technical reports will be required, other than those identified in this scope of work.
4. All technical studies provided to Kimley-Horn are assumed to be technically accurate and not require a peer review. Unless specifically stated otherwise, Kimley-Horn's review of these technical studies will be limited to an assessment of their completeness necessary to prepare the work products identified in this scope of work.
5. Deliverables will be submitted to the Client in electronic (PDF) format and source files, except for printed copies as identified in this scope of work.
6. Client will act as a clearinghouse for comments on all administrative draft documents and will provide Kimley-Horn with a single, internally reconciled set of comments for each submitted draft document.
7. There will be a single round of review and revision to all draft document deliverables. If Client feels that additional reviews are necessary, a contract amendment for additional work may be necessary, depending on the nature and circumstances associated with the additional changes (e.g. changes to the project description, additional technical analysis required, etc.). These changes can be characterized as being outside of the control or knowledge of Kimley-Horn and would not be considered reasonable from the standpoint of professional standards of service and appropriate due diligence.
8. Revisions to screencheck documents will focus on typographical errors, formatting issues, and other minor edits. Such revisions will not include substantive content changes from the Client and the project applicant. Edits other than typographical and formatting may require discussion and substantiation from the project applicant.

9. The Client will be responsible for the preparation and distribution of all public notices and publications (e.g. newspaper) unless otherwise noted in this scope of work.
10. The project budget is based on completion of work within an agreed upon schedule. If substantial delay occurs, an amendment of the budget may be warranted to accommodate additional project management time and other costs. Substantial delay is normally defined as 90 calendar days or more.
11. This project includes an allowance for printing as shown in the attached budget. This is an allowance only, based on the numbers of products and copies shown in this scope of work. If this allowance is exceeded, additional printing costs will be billed at Kimley-Horn's direct cost.
12. The Client will be responsible for meeting logistics, including schedule coordination, public outreach, document production, printing notices, mailing costs, room reservations, room set-up and take-down, and refreshments.
13. The Client will be responsible for identifying and communicating with all stakeholders including on-going scheduling and coordination and distribution of all materials.
14. The Client will coordinate/schedule all internal staff meetings.
15. Project schedule assumes timely review by the Client (no more than 15 working days) for all product deliverables. Outside review by the applicant or their representative(s) or Client designee; including legal review separate from Client staff, shall result in a modification to the project schedule.
16. Kimley-Horn retains the right to transfer budget allocations between tasks to support completion of the work products, as needed, as long as the total budget is not exceeded. Shifts in task budget allocation will be at the discretion of Kimley-Horn's Project Manager.
17. Kimley-Horn retains the right to make modifications to this scope of work based on changes to the project, change in regulatory requirements, or other factors outside of Kimley-Horn's control, and reasonably deemed acceptable by the Client.

### **CEQA Documents**

18. Because the extent of public and agency comments received on CEQA documents (e.g. Draft EIR) is unknown, the proposed budget includes a preliminary budget estimate of time to respond to comments. Kimley-Horn will consult with the Client after the evaluation of the comments to determine if the preliminarily budget estimate is sufficient.
19. Once the proposed project description, baseline and alternatives are approved by the Client for analysis in the CEQA document, it is assumed that they will not change significantly thereafter. If changes requiring revisions to the CEQA document occur, an amendment of the budget may be warranted.
20. The project applicant will provide various technical reports (as noted) that will be used as supporting background information. This scope of work assumes that these reports will be sufficient in their accuracy and comprehensive in their level of detail sufficient for preparing the CEQA analysis. Kimley-Horn, and its sub-consultants (where applicable), will review the first draft of these documents. Should it be found that the information presented is not adequate (at the discretion of Kimley-Horn and the Client), and that additional substantive revisions are required, Kimley-Horn reserves the right to request additional compensation on a time and materials basis, per prior approval by the Client.
21. The CEQA statutes or guidelines may change during the course of this project, or legal decisions can alter the extent of the analysis needed. If amendments or decisions redoing work already performed or substantially increasing effort, a contract amendment may be warranted.

## Project Schedule

Task	End Date
<b>2021</b>	
Project Initiation	August
Project Discovery	
Existing Conditions Assessment	September
Market Assessment	September
Community Workshop #1	October
Future Development Scenario Investigation	
Financial Analysis	November
Draft Scenario Framework	November
Community Workshop #2	December
Refine Scenario Framework	December
<b>2022</b>	
Joint or Separate Planning Commission / Downtown Commission Study Session(s)	February
Amendments to the Downtown Plan	
1 <sup>st</sup> Administrative Draft Downtown Plan	March
City Review	May
2 <sup>nd</sup> Administrative Draft Downtown Plan	June
Other Amendments	June
City Review	June
Draft Downtown Plan	July
Community Workshop #3	August
Joint or Separate Planning Commission / Downtown Commission Study Session(s)	September
CEQA Analysis	
Project Description and NOP	July
Public Scoping Meeting	July
Admin. Draft SEIR	September
City Review	October
Screencheck Draft EIR	November
City Review	November
Public Review Draft EIR	December
<b>2023</b>	
End of Public Comment Period	February
Admin. Draft Final SEIR	March
City Review	April
Final EIR	April
Public Hearings & Adoption	
Planning Commission Meetings	May
City Council Meetings	June

# SANTA CRUZ DOWNTOWN PLAN EXPANSION PROJECT

Real Estate Market Overview  
December 2021



# DOWNTOWN PLAN EXPANSION PROJECT

## ECONOMICS SCOPE OF WORK

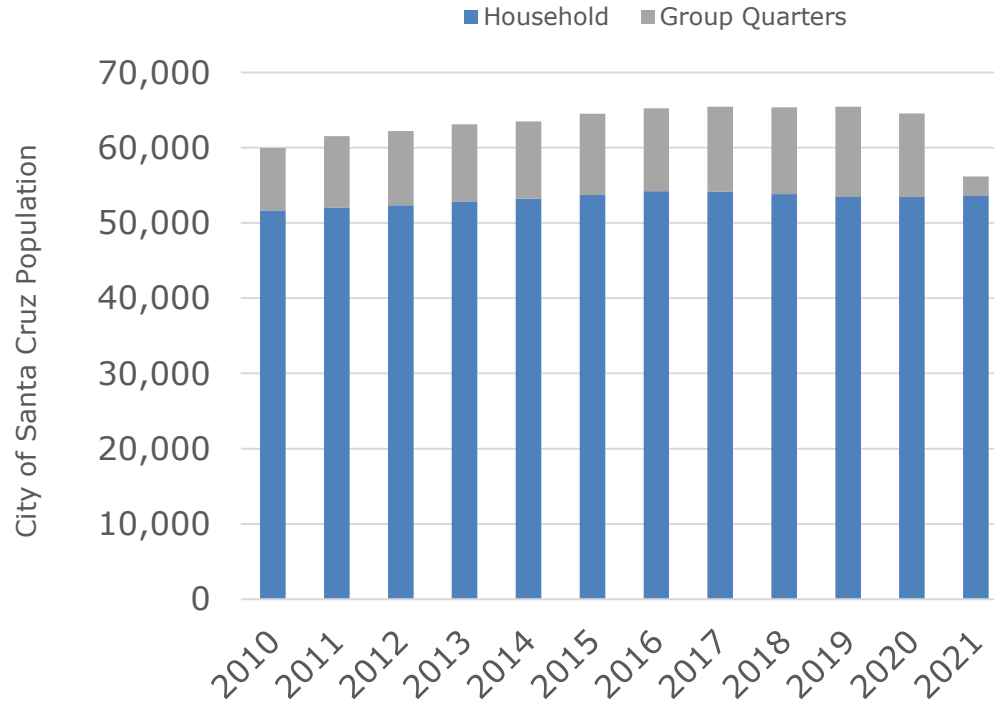
- Real Estate Market (Ongoing)
  - Population and housing
  - Employment and industry trends
  - Real estate development trends
  - Real estate market performance
- Financial Feasibility (Next Steps)
  - Project prototypes
  - Development cost factors
  - Real estate value potential
  - Required returns



Photo credit: CoStar Group

# SANTA CRUZ SOCIOECONOMIC TRENDS

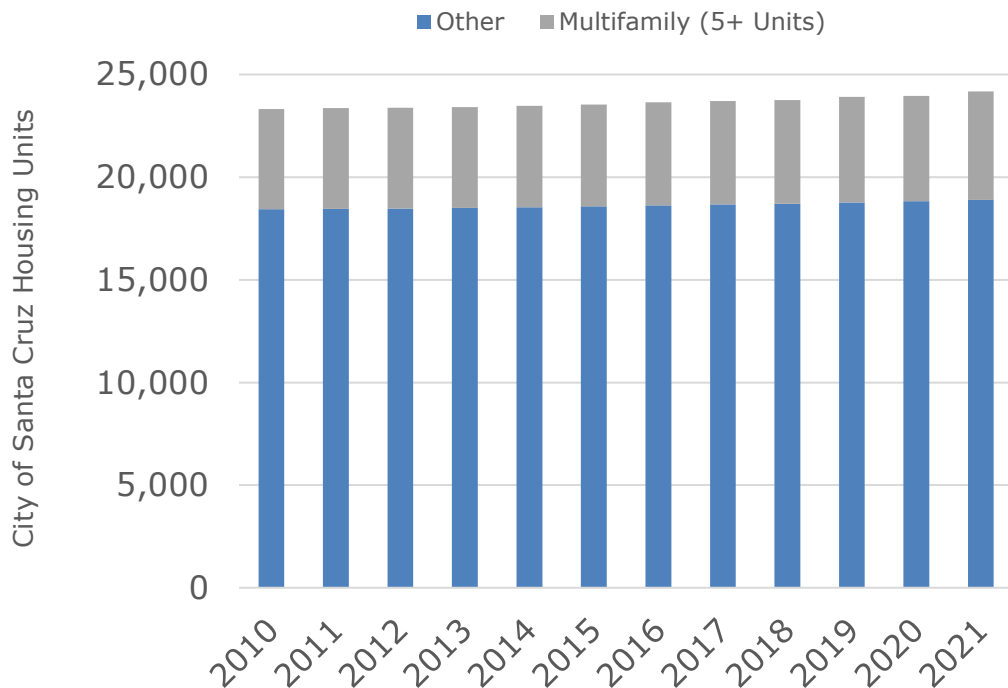
## POPULATION TREND – CITY OF SANTA CRUZ



- Citywide population increase of 4,600 (7.7%) from 2010 to 2020
- About 40% of population growth (~1,800) occurred in households (vs. dorms)
- The pandemic led to a significant reduction in the local student population
- Household population increased between 2020 and 2021 (January data)

# SANTA CRUZ SOCIOECONOMIC TRENDS

## HOUSING TREND – ALL HOUSING UNITS – CITY OF SANTA CRUZ



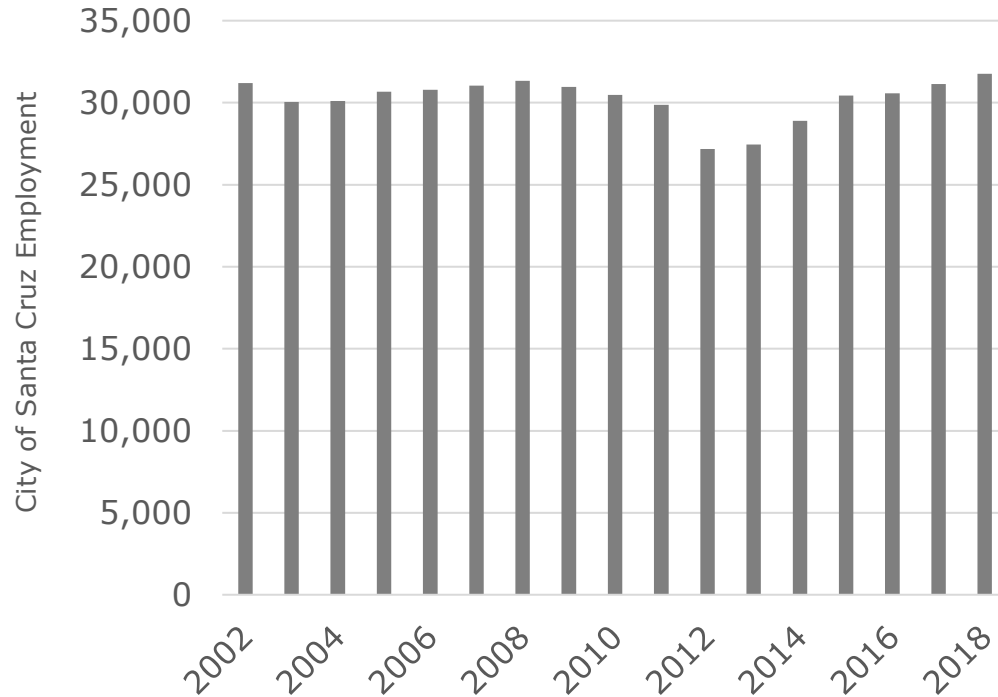
- Housing (including rental and for sale) increased by about 850 units (3.7%) between 2010 and 2021
- Almost 50% of new units are in larger multifamily projects (5+ units)
- Housing vacancy decreased from over 7% to less than 6%\*
- Household size remained stable at about 3.4 persons per unit

\* DOF-reported vacancy presented here includes second homes



# SANTA CRUZ SOCIOECONOMIC TRENDS

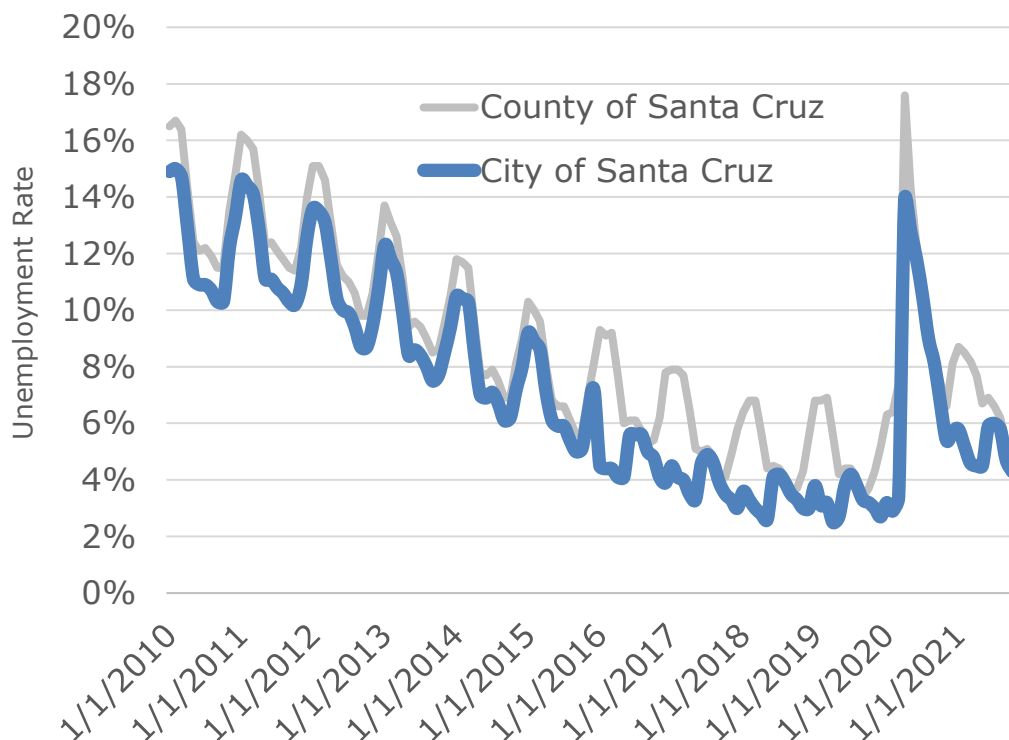
## EMPLOYMENT TREND – CITY OF SANTA CRUZ



- Employment has recovered from the 2008 recession, with job counts eclipsing the 2008 peak in 2018
- Since 2008, notable job gains in:
  - Accommodation & Food Services (1,500 jobs)
  - Manufacturing (650 jobs)
  - Arts, entertainment & recreation (500 jobs)
  - Professional, scientific & technical services (350 jobs)
  - Retail (250 jobs)
- Job losses observed in public administration, information (publishing, software), wholesale trade, education, and construction

# SANTA CRUZ SOCIOECONOMIC TRENDS

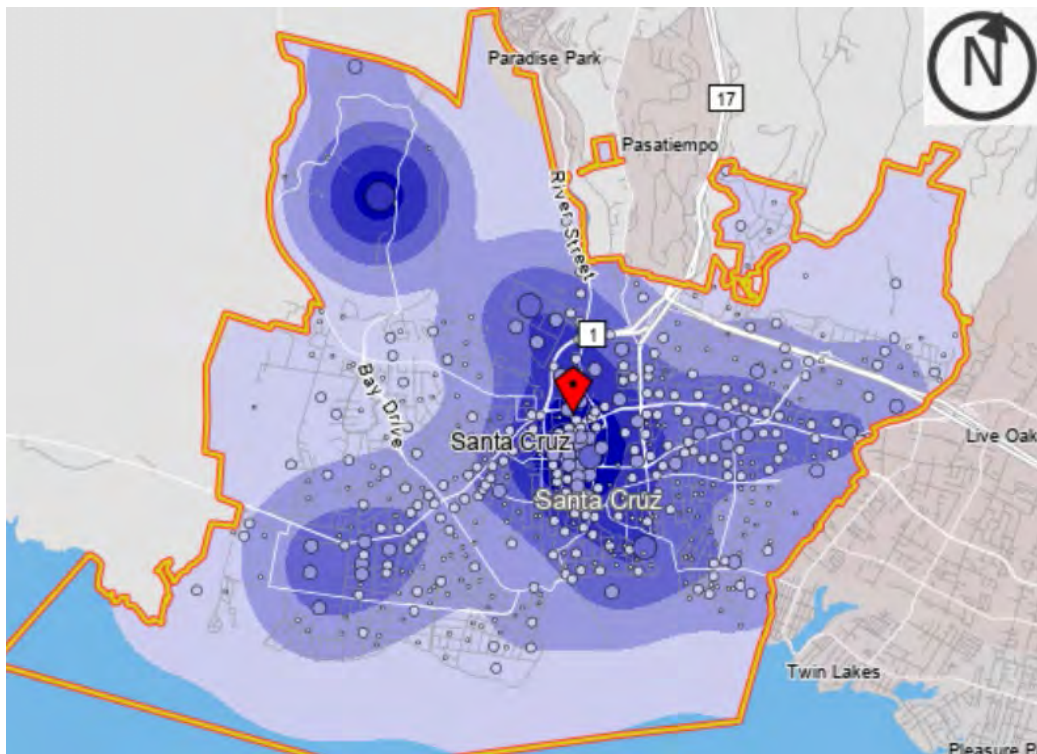
## UNEMPLOYMENT TREND – CITY AND COUNTY LABOR FORCE



- The Covid-19 Pandemic had a dramatic impact on unemployment in Santa Cruz, but the effect has subsided in recent months
- Unemployment in the City spiked to 14% in April 2020, slightly below the 18% rate countywide
- City employment recovered rapidly, and unemployment has hovered around 4% –6% since November 2020

# SANTA CRUZ SOCIOECONOMIC TRENDS

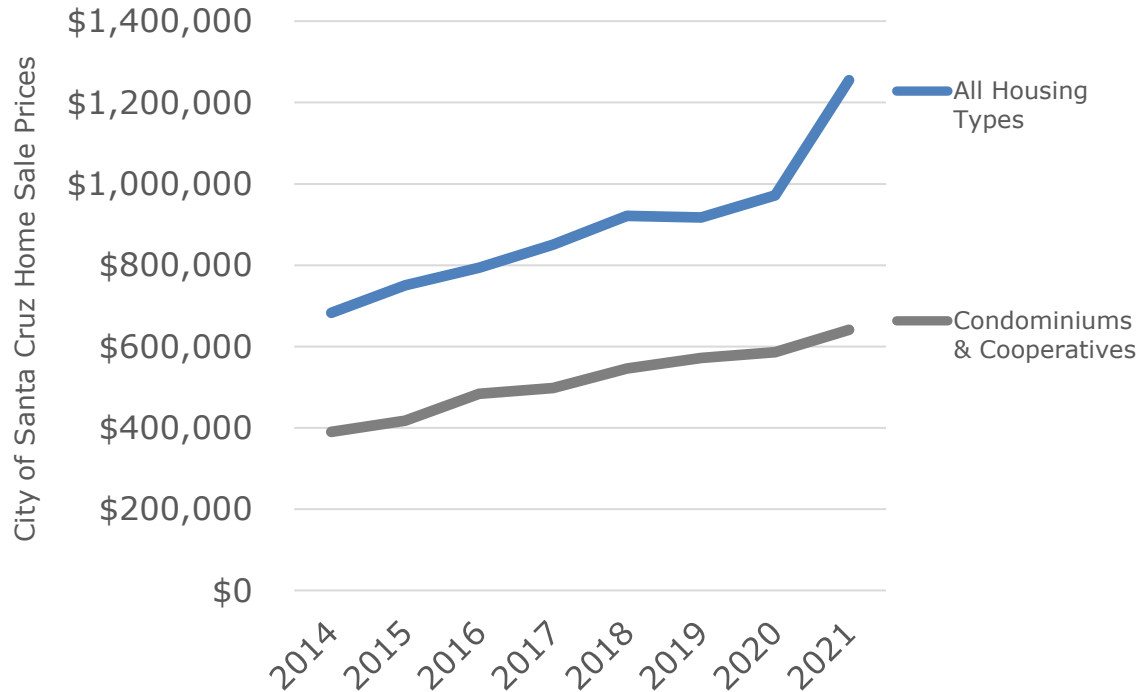
## EMPLOYMENT CENTERS – CITY OF SANTA CRUZ



- Santa Cruz employment concentrations:
  - UC Campus
  - Downtown
  - Westside
  - Soquel / Water Street corridors
- Top industries by employment:
  - Education
  - Accommodation & food service
  - Retail
  - Health care

# REAL ESTATE MARKET CONDITIONS

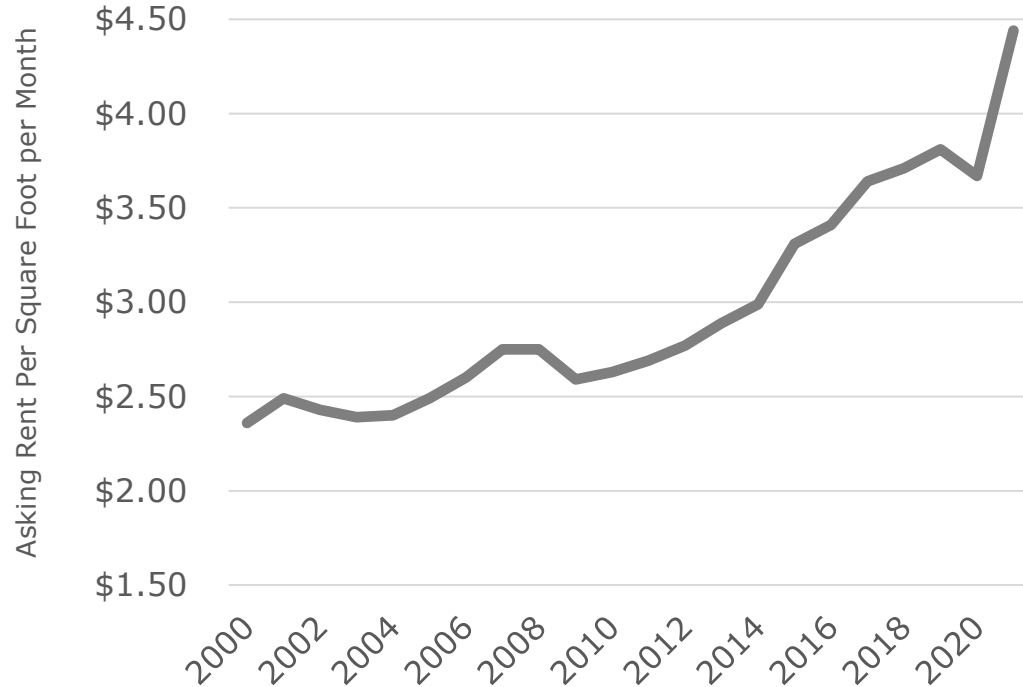
## FOR-SALE RESIDENTIAL MEDIAN SALE PRICE – CITY OF SANTA CRUZ



- Steady increase in home prices since 2014
- Home prices are up nearly 85% since 2014
- Notable 30% jump in home prices 2020 to 2021
- Condominium prices increased less, about 65% from 2014 to 2021

# REAL ESTATE MARKET CONDITIONS

## MULTIFAMILY RENTAL APARTMENT ASKING RENTS – CITY OF SANTA CRUZ

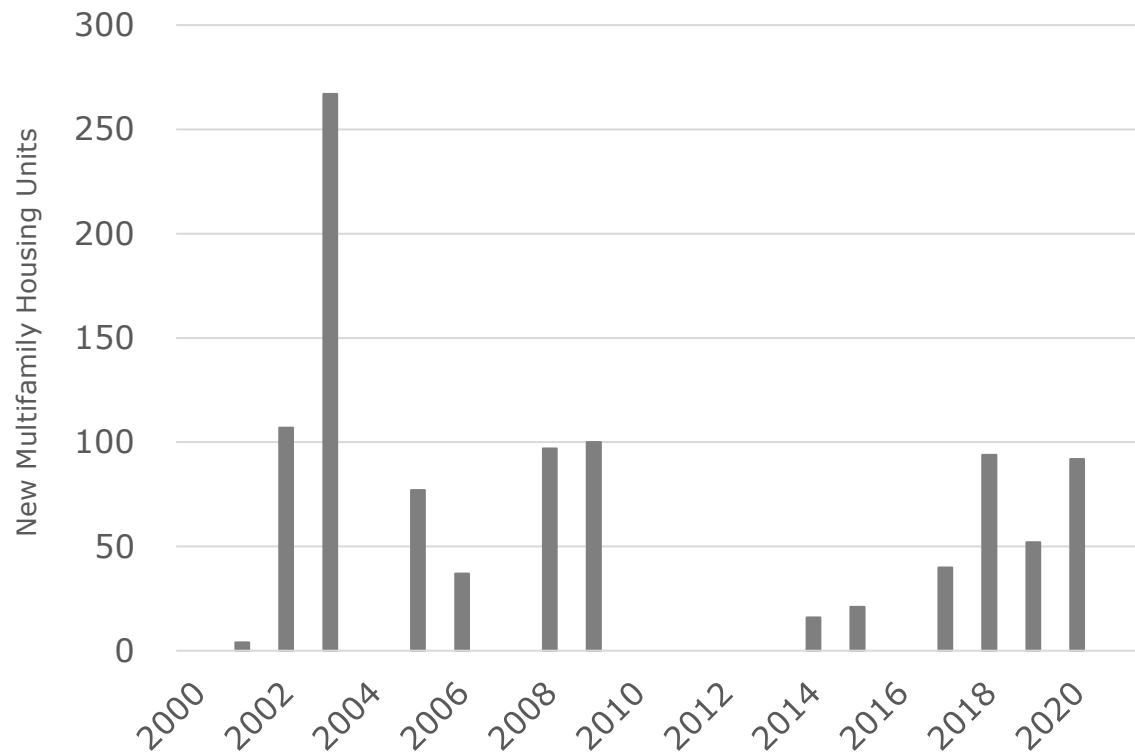


- Increasing apartment rents since 2000, with minor dips during recessionary periods (2002–3, 2009 and 2020)
- Notable 20% jump in asking rents from 2020 to 2021
- Even with new deliveries, multifamily rental vacancy remains very low at about 3%\*

*\*Vacancy reported by CoStar Group includes multifamily rentals only*

# REAL ESTATE MARKET CONDITIONS

## MULTIFAMILY RENTAL UNITS – DEVELOPMENT TREND



- Roughly 1,000 new multifamily rental units citywide since 2000
- Rental projects include:
  - Chestnut Street Apts\* (96 units; 2002)
  - Pacific Shores\* (206 units; 2003)
  - The Breakers (73 units; 2005)
  - The Tannery\* (100 units; 2009)
  - FIVE55 (94 units; 2018)
  - Water Street Apartments\* (41 units; 2019)
  - Nanda on Pacific (79 units; 2020)

*\* Fully or partially affordable. Public funding provided by City/RDA.*

# REAL ESTATE MARKET CONDITIONS

## NEW MID-RISE MULTIFAMILY RESIDENTIAL EXAMPLES

### FIVE55 (555 Pacific) 2018

- 94 Units & 5,000 square feet (SF) of retail
- 97,200 SF on 0.8 Acres (118 DU/AC & FAR=2.8)
- 100 parking spaces (1.06 parking stalls / unit)
- 36 Studios (440 SF) and 58 1-bed (630 SF)
- Rents from about \$2,300 to \$3,100 (\$4.95 PSF)
- Currently no residential vacancy
- Residents generally are young professionals and students



### Nanda on Pacific (1547 Pacific) 2020

- 79 Units & 4,500 square feet (SF) of retail
- 78,000 SF on 0.6 Acres (135 DU/AC & FAR=3.1)
- 16 Studios (421 SF), 43 1-bed (673 SF) & 20 2-bed (1,045 SF)
- Rents from about \$2,500 to \$4,300 (\$4.85 PSF)
- Current residential vacancy of about 3%
- Residents generally are young professionals and students



# REAL ESTATE MARKET CONDITIONS

## MULTIFAMILY RESIDENTIAL DEVELOPMENT PIPELINE

### Anton Pacific (Pacific & Laurel) – Under Construction

- 205 Units & 11,000 square feet of retail
- 205,000 SF in 7 stories
- 48 Studios (500 SF), 98 1-bed (750 SF) & 59 2-bed (950 SF)



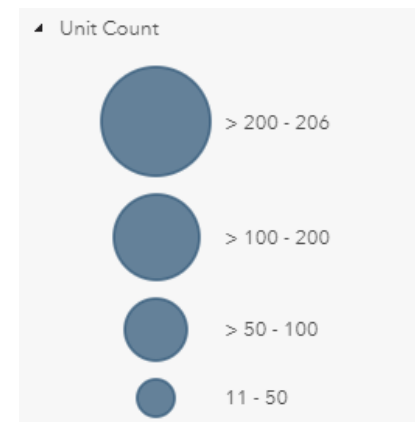
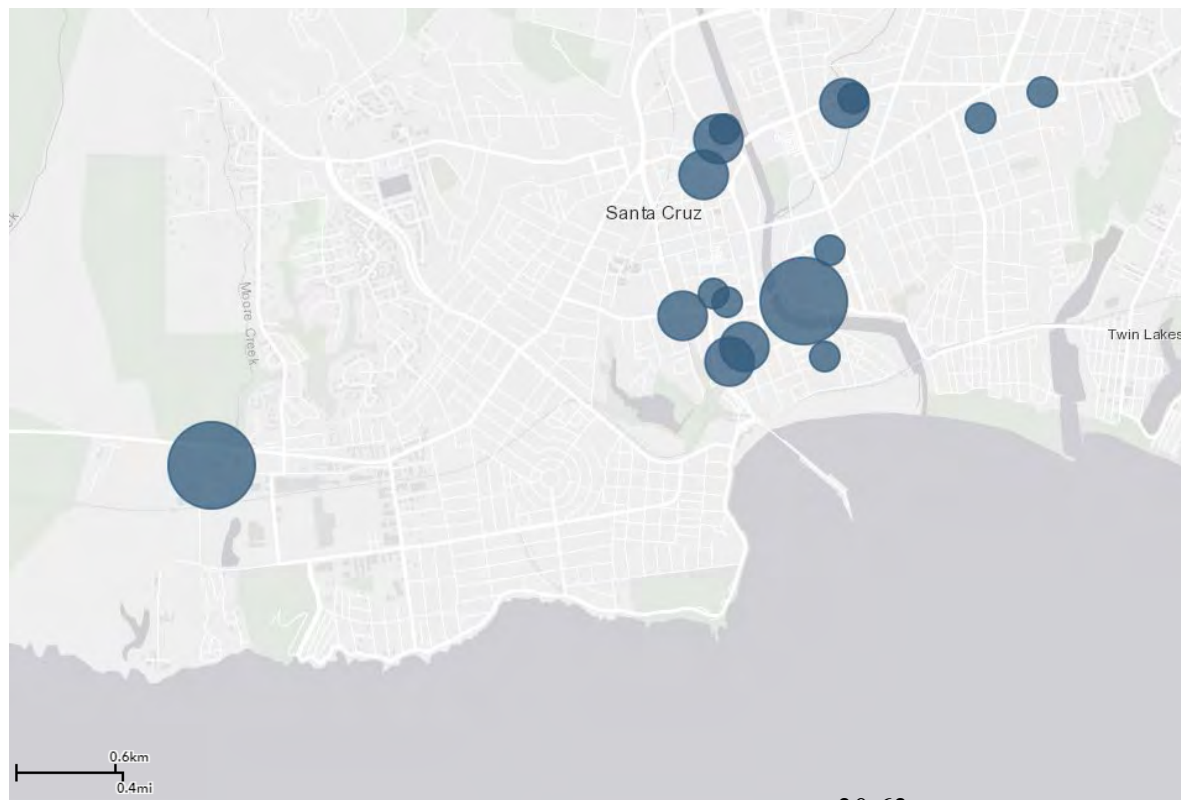
### Additional Pipeline (Planned Future Development)

- 530 Front Street – 170 units
- Metro Pacific Station
  - North ~94 units (affordable)
  - South ~85 units (affordable)
- Library Mixed Use Project – 100+ units
- Center Street/Calvary Church – 65 units
- 350 Ocean Street – 63 units (affordable)
- 908 Ocean – 398 units (small ownership units)
- 130 Center – 233 units (single room occupancy)
- 2120 Delaware – 248 units
- 190 West Cliff – 89 units (condominiums).
- 1800 Soquel – 32 units



# REAL ESTATE MARKET CONDITIONS

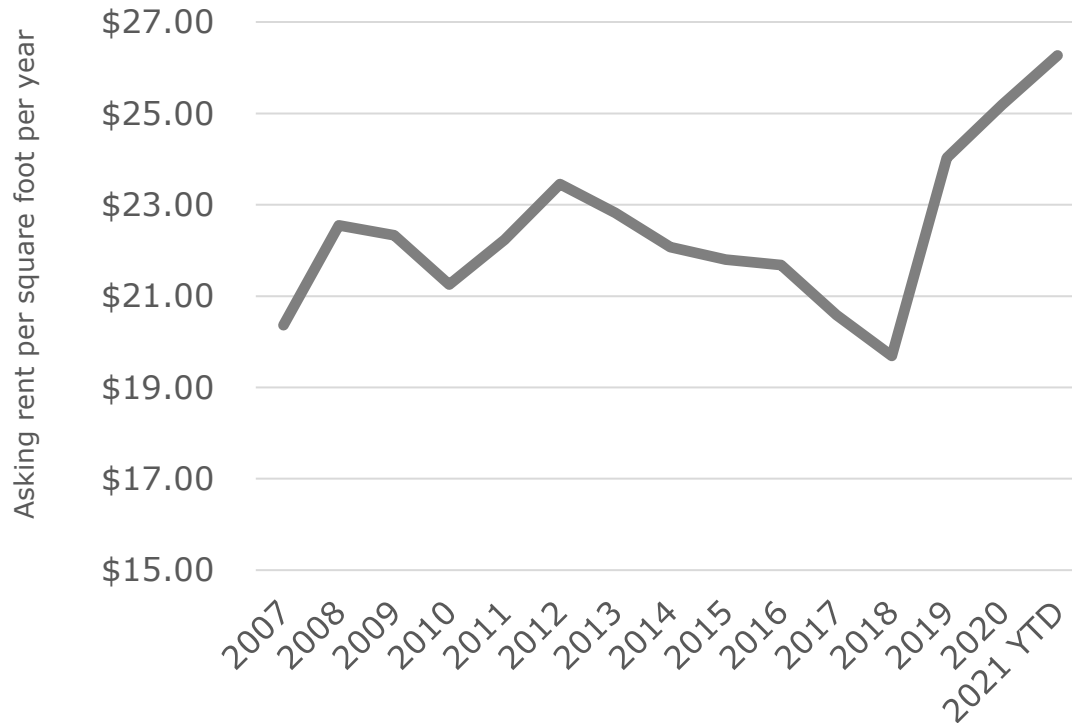
## RECENT MULTIFAMILY RENTAL DEVELOPMENT (COMPLETED AND UNDER CONSTRUCTION)



- Notable clustering of new multifamily residential rental projects around the Santa Cruz downtown area

# REAL ESTATE MARKET CONDITIONS

## OFFICE MARKET



- Office rents have climbed 12% over their previous peak in 2012
- Only about 22,000 square feet of new office has been delivered since 2012
- Office vacancy has fallen from over 10% in 2010 to under 6% in 2021
- Pandemic-related work-from-home conditions create ongoing uncertainty in the office market

# REAL ESTATE MARKET CONDITIONS

## OFFICE DEVELOPMENT EXAMPLES



### Rittenhouse Building

- 64,000 SF built in 2008
- 4 stories including ground-level retail
- Vacant for ~6 years until it was leased to tech tenant Looker Data Sciences
- Looker (acquired by Google in 2019) now occupies the entire building



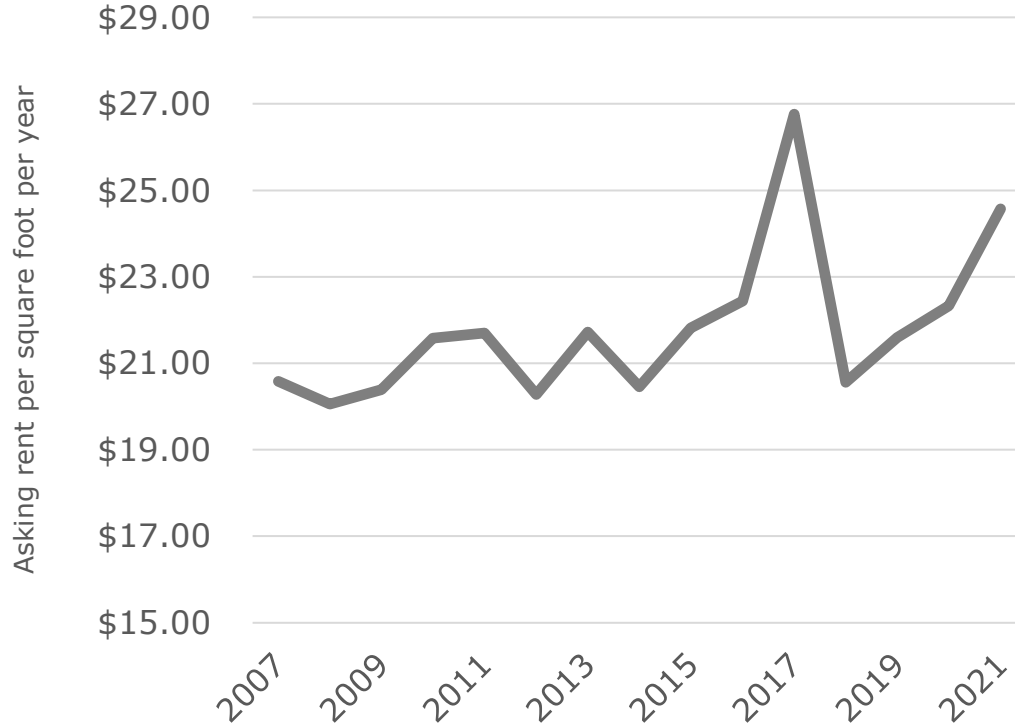
### Office at 100 Panetta

- 15,200 SF built in 2014
- 3 stories with onsite parking
- On the market asking \$5.5M (\$360/SF)

Source: <sup>30.65</sup>Costar Group

# REAL ESTATE MARKET CONDITIONS

## RETAIL MARKET



30.66

Source: Costar Group

- Retail rents have generally trended upward since the 2008 recession, peaking in 2017 before falling to about \$25
- Less than 40,000 SF of retail has been delivered citywide since 2012
- Vacancy dipped below 2% from 2016 to 2018 and now is reported at about 3% (actual likely higher)
- Pandemic conditions pose ongoing challenges for retail and restaurant businesses

# REAL ESTATE MARKET CONDITIONS

## RETAIL DEVELOPMENT EXAMPLES



### Ground floor retail at FIVE55

- 5,000 square feet in 4 distinct retail spaces
- Retail spaces from 750 to 1,450 SF
- Tenancing includes a Big Basin Vineyards Tasting Room, Café Iveta, and Current eBikes



### Ground Floor at Nanda on Pacific

- 4,357 SF – Divisible challenging to do so
- Vacant since building delivery/available
- Currently courting brewpub/taproom tenants
- Lack of outdoor seating cited as an issue for most interested users



# THE EXPANSION AREA

## OVERVIEW

- “South of Laurel” area of downtown is situated between the downtown core and beach boardwalk areas
- Existing uses include a mix of residential and commercial development, some of which dates to the early to mid 20th century
- Notable recent development projects include:
  - Renovation of The Mill (2008)
  - Pacific Blue Inn (2009)
  - Warriors temporary arena (2012)
  - FIVE55 multifamily residential (2018)



# THE EXPANSION AREA

## OPPORTUNITIES

- The Warriors along with development partners wish to establish a permanent home for the team
- Private sector master planning underway for redevelopment of the temporary arena and adjacent areas to create a sports/entertainment mixed-used use district
- Anchor use is a new arena with seating for 3,200 to 3,800 and programming for 200 days per year
- Preliminary development concept for 1,000 housing units, up to 250,000 SF office and ground level retail, restaurant and entertainment on about 7 acres



# ENTERTAINMENT-ANCHORED DISTRICTS

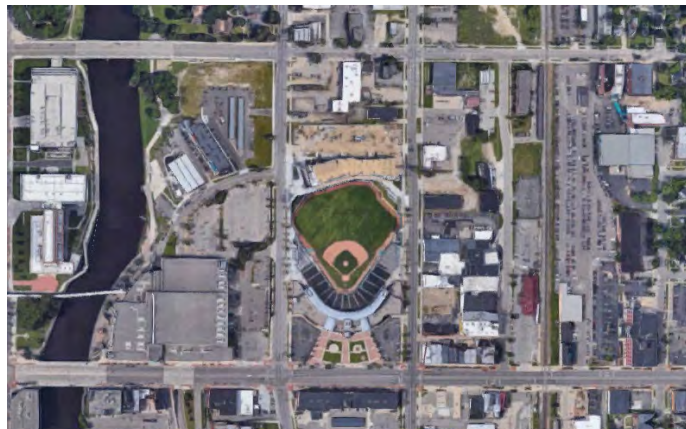
## CASE STUDY: LANSING LUGNUTS STADIUM

### Sports Facility Anchor – Minor League Ballpark

- City-owned stadium; home of Oakland A's High-A Affiliate
- Location: Downtown Lansing, Michigan
- Stadium Capacity: 11,000 seats; includes 18 suites
- Stadium Year Built: 1996; renovated in 2015
- Stadium Cost: \$16M (\$13.5M renovation)

### Surrounding Neighborhood – “Stadium District”

- **Multifamily Development** – Two mixed-use multifamily projects (a 50-unit project built in 2007 and an 84-unit project) built in 2016. Both projects received public financing through redevelopment and the State's economic development arm. One of the projects overlooks the outfield of the stadium and includes an event venue.
- **Commercial Development** – The popularity of the Lugnuts and increase in downtown residents contributed to new commercial uses proximate to the ballpark, including a distillery, brewpub, and smaller scale restaurants and bars.





# ENTERTAINMENT-ANCHORED DISTRICTS

## CASE STUDY: GREATER NEVADA FIELD

### Sports Facility Anchor – Minor League Ballpark

- Home of the Reno Aces (Arizona Diamondbacks AAA Affiliate) and home field for 1868 (MLS club) for three seasons (until the club disbanded in 2021)
- Location: Reno, Nevada
- Stadium Capacity: 9,100 capacity (6,500 fixed seats)
- Stadium Year Built: 2009 (renovated in 2021)
- Stadium Cost: \$50M (\$600,000 renovation)

### Surrounding Neighborhood – “Freight House District”

- **Adjacent Commercial Development** – The Freight House District, attached to the Reno Aces Stadium, features a sports bar overlooking the field, a restaurant/music venue, beer garden, and a Mexican restaurant. The project has been successful (on and outside of game days), owing to its proximity to downtown, nearby hotels, and the Truckee river.



# ENTERTAINMENT-ANCHORED DISTRICTS

## CASE STUDY: OSHKOSH ARENA

### Sports Facility Anchor – G-League Basketball Arena

- Home of the Wisconsin Herd (G-League Affiliate for the Milwaukee Bucks)
- Location: Oshkosh, Wisconsin
- Stadium Capacity: 3,500 seats
- Stadium Year Built: 2017
- Stadium Cost: \$15M

### Surrounding Neighborhood – “Sawdust District”

- **Adjacent Commercial Development** – Arena project includes restaurant and team store in the facility. Limited investment in adjacent properties has occurred so far, though large-scale redevelopment projects along Lake Winnebago may catalyze future development.
- Master planned development overseen by City’s Redevelopment Authority. Largely privately funded arena is part of larger plan for new housing and commercial development. The arena has faced financial challenges and received additional tax incentives from City.



# THE EXPANSION AREA

## OPPORTUNITIES

- **Residential** – The Santa Cruz housing market has evolved over the past 5 to 10 years, with new multifamily housing projects downtown exhibiting healthy rents and strong leasing activity. **New housing is the primary market-based development opportunity in the expansion area.**
- **Office** – With minimal office development in recent decades and local employment at a 20-year high, build-to-suit office development may allow successful growing local companies, particularly high-value tech employers, to stay in Santa Cruz. **New office should be encouraged but may or may not be developed in the near term.**
- **Retail** – Small-format retail and new restaurant space in mixed-use buildings could be difficult to fill, but a new arena with sufficient around-the-calendar programming could drive demand for a modest-sized entertainment district nearby. **New ground level retail should be encouraged, but planning should allow for flexible tenanting of ground floor space.**





# THE EXPANSION AREA

## ADDITIONAL CONSIDERATIONS

- **Infrastructure** – Redevelopment of existing uses will require infrastructure upgrades and accommodation of existing public facilities. For example, the pump station located near the arena likely needs to be incorporated into arena project design. Public funding/financing for infrastructure may be required to encourage redevelopment.
- **Community Benefits** – New development is required to contribute to public improvements and to meet policy requirements for community advancement. Development impact fees include a childcare fee and public safety fee. The City also recently has increased the inclusionary affordable housing requirement on market rate housing development.
- **Existing Land Uses** – A major arena project will require redevelopment of existing uses, and cooperation among property owners including public and private entities. Existing uses include parking lots, commercial space, and residential real estate. Redevelopment of occupied existing uses can be costly, because site acquisition costs reflect usable space and because of tenant/resident lease buyouts and/or relocation requirements.
- **Opportunity Zone** – The entire Downtown Extension Study Area is within a federally designated “Opportunity Zone.” OZs seek to spur economic development by providing tax incentives. The OZ status of the Plan Area marginally increases investment potential in the near term.



City of Santa Cruz Pump Facility on the San Lorenzo River



# EPS

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REAL ESTATE ECONOMICS

PUBLIC FINANCE

LAND USE & TRANSPORTATION

ECONOMIC DEVELOPMENT & REVITALIZATION

FISCAL & ECONOMIC IMPACT ANALYSIS

HOUSING POLICY

PUBLIC PRIVATE PARTNERSHIPS (P3)

PARKS & OPEN SPACE ECONOMICS



# Santa Cruz Downtown Plan Expansion Project

## Community Outreach Report

February 2022

**Kimley»Horn**

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Social Pinpoint Ideas Wall ..... 48

Appendix A : Community Workshop Flyer and Q&A Report

## **Executive Summary**

As part of the Santa Cruz Downtown Plan Expansion Project, the City of Santa Cruz and their consultant, Kimley-Horn & Associates, conducted a community outreach effort as part of the Project Discovery phase of the project. This effort included an on-line Community workshop held on November 13, 2021, a web-based community engagement site that included a comment map and “Ideas Wall” using Social Pinpoint, and a community survey (prepared in English and Spanish).

Key findings from this community outreach effort include the following:

### **Downtown (General)**

- Most responders visit the downtown daily or once or twice a week, largely for dining and entertainment, shopping, and special events.
- Overall, responders are less than satisfied with the downtown. Common issues include the general appearance (especially cleanliness), the homeless population and associated safety concerns, lack of housing options, traffic and parking, and vacant storefronts. Favorable elements include the diversity of commercial business (e.g. restaurants, entertainment, and shops), walkability, and bikeability.
- Responders would like to see more commercial uses (retail, market and affordable housing, dining, and civic and public spaces).

### **Kaiser Permanente Arena**

- Before COVID, responders have been to the arena at least five times a year and many more than 11 times a year, primarily to attend Warrior games.
- A majority of the responders arrive by car, parking in a public surface parking lot or on public streets.
- A significant number of responders go to a bar or restaurant before or after an event.



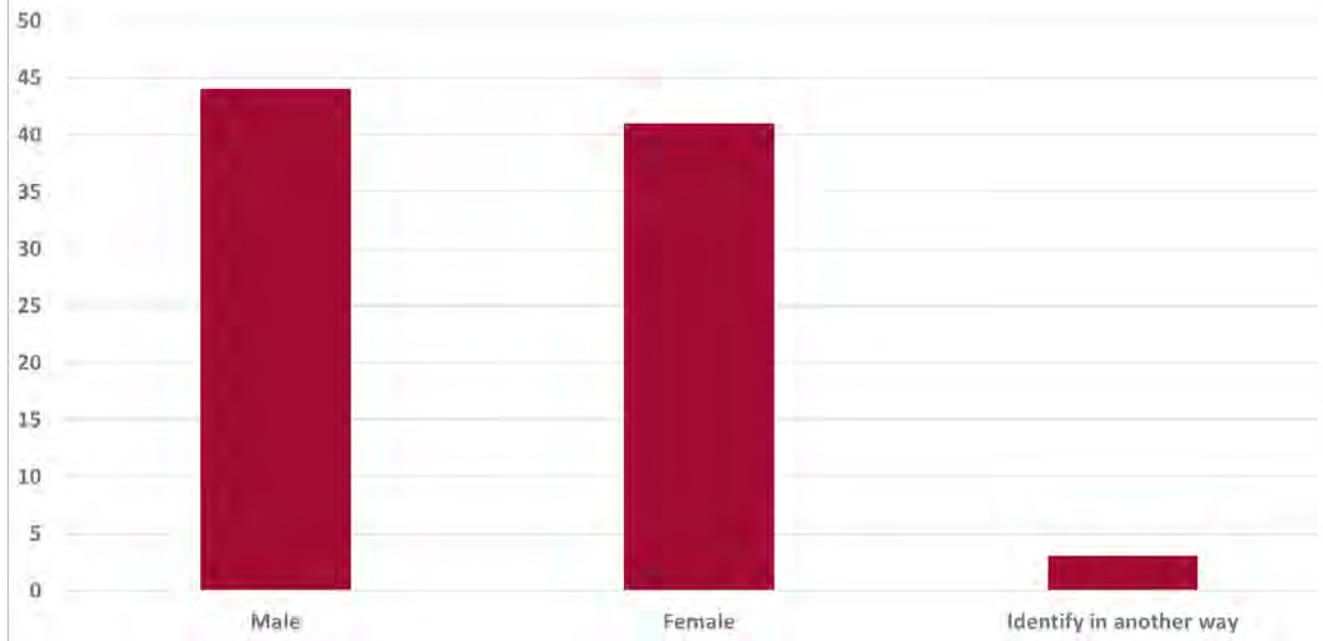
## **South of Laurel (Project Study Area)**

- A significant majority of those responding strongly support redevelopment of the Study Area including the construction of a permanent arena for the Santa Cruz Warriors and associated community events.
- There is a strong support for mixed-use (especially retail and restaurant) and more housing (market rate and affordable). Generally, these respondents did not support more office uses.
- Creating a stronger connection to the existing downtown and beach area.
- Improvement to the streetscape and providing civic/public spaces.
- Building heights and density are not a significant concern. Rather quality architecture and pedestrian spaces (e.g. sidewalks and pathways, civic gathering spaces, etc.).

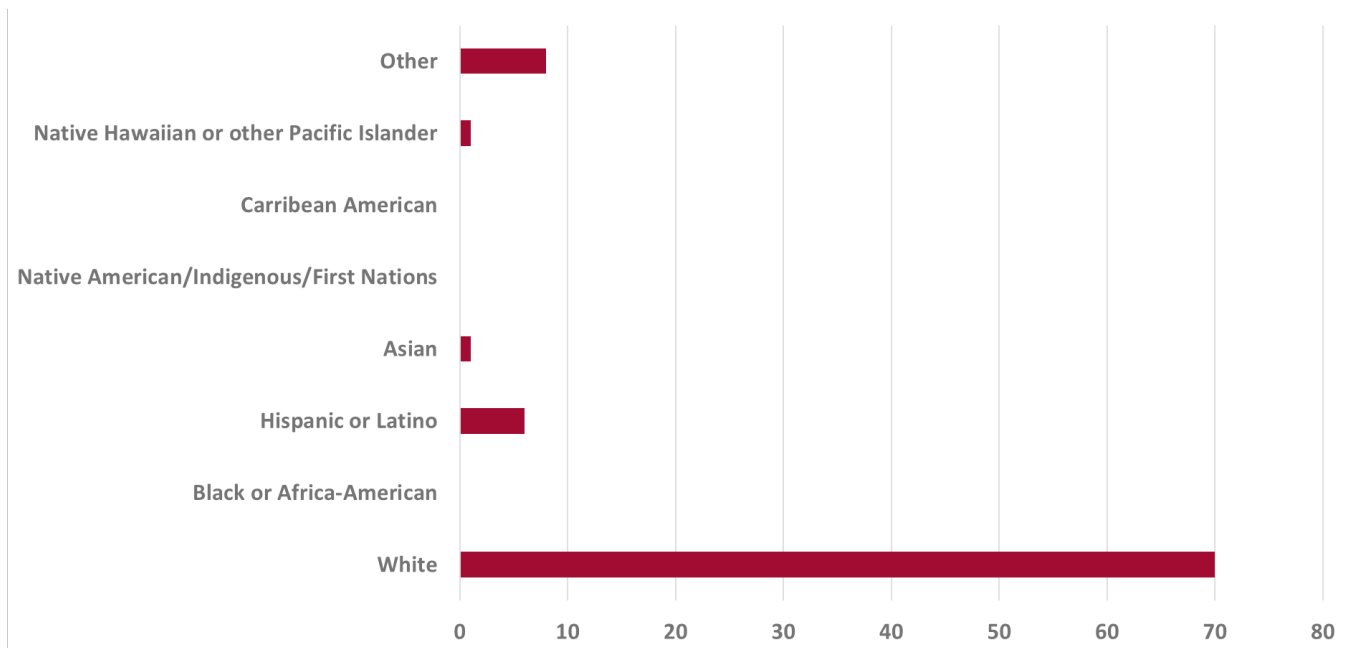
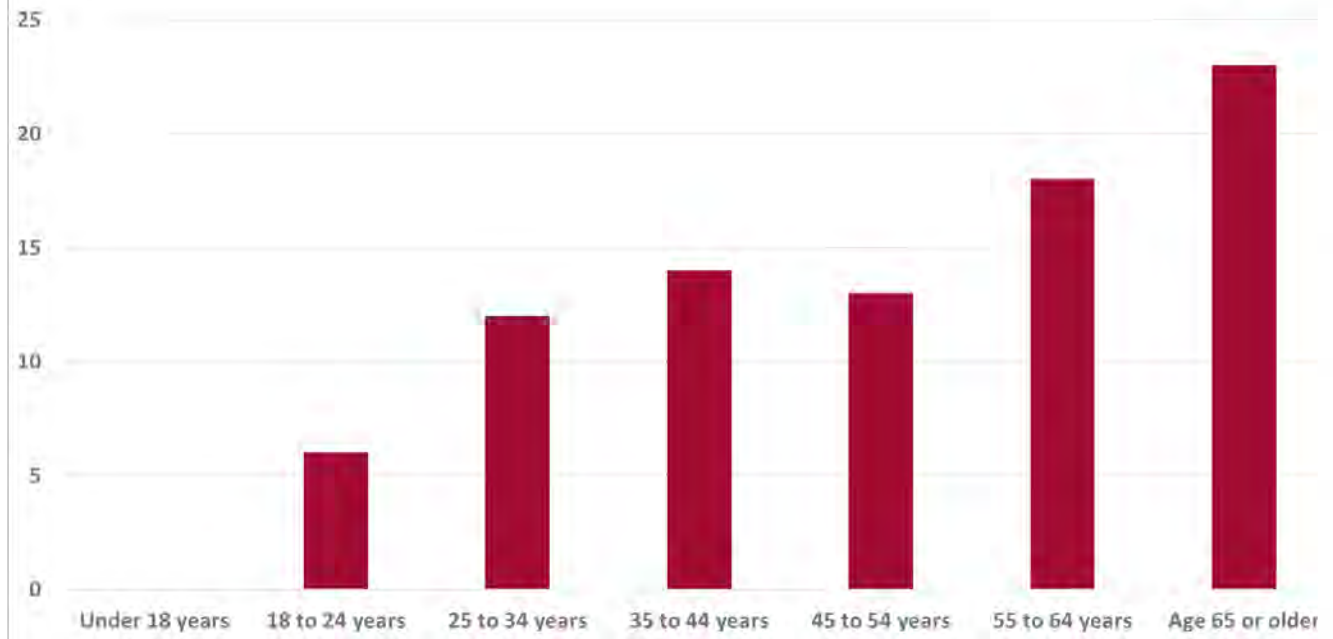
## Community Survey Results

### Demographic Questions

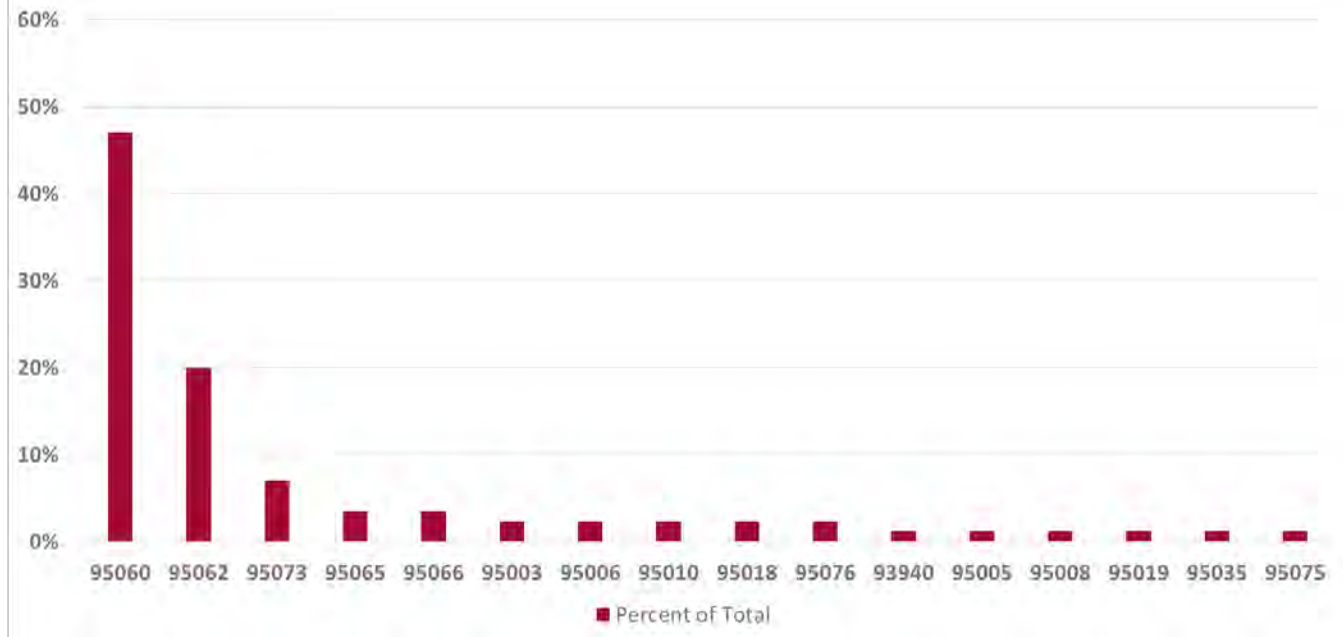
Question 1: What is your gender? (n=88)



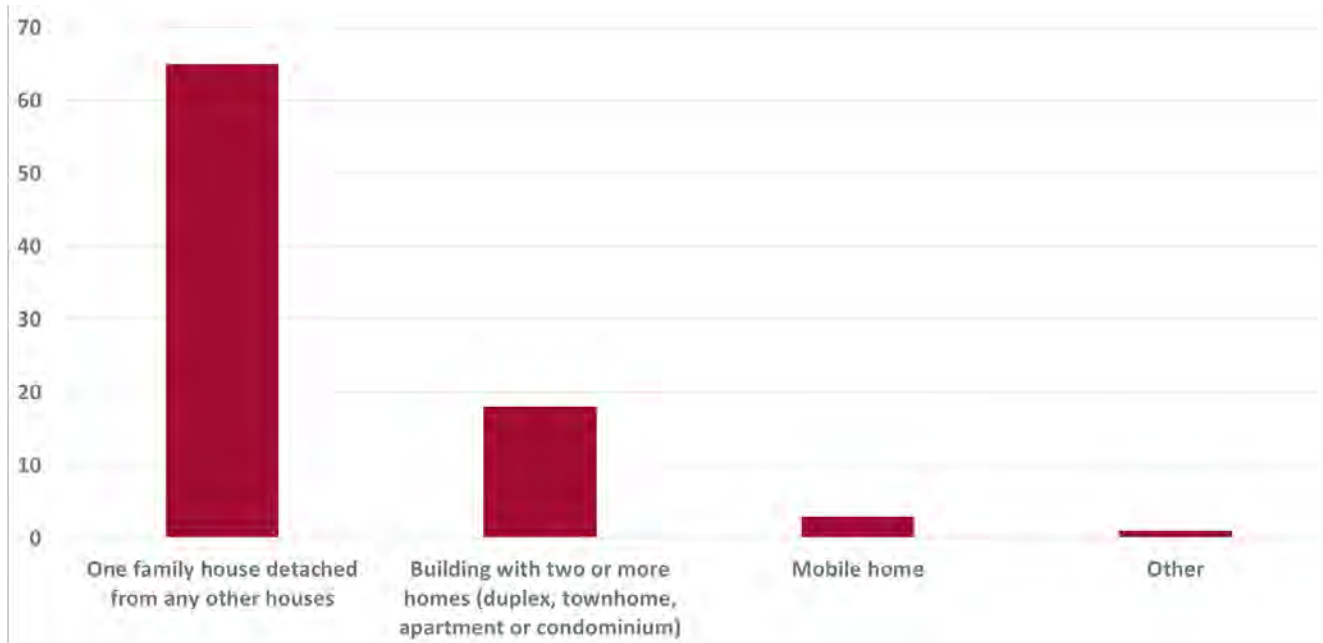
Question 2: What is your age? (n=86)



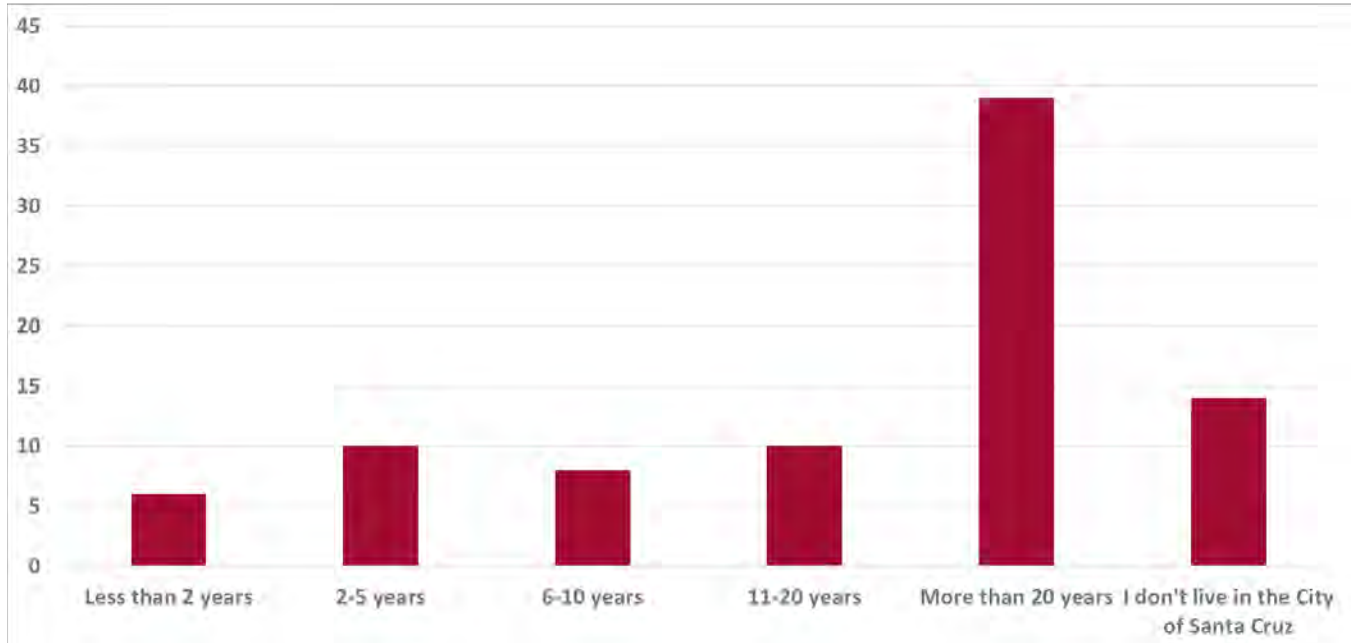
**Question 4: What is the 5-digit zip code where you live? (n=85)**



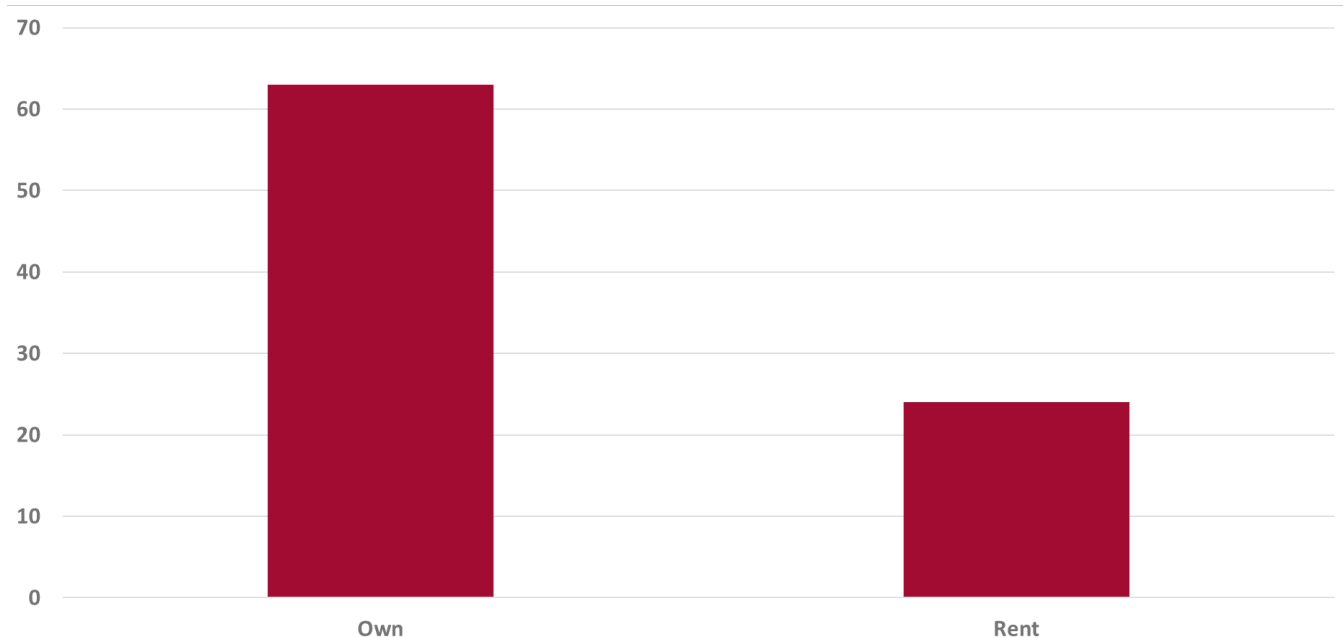
**Question 5: What best describes the building you live in? (n=87)**



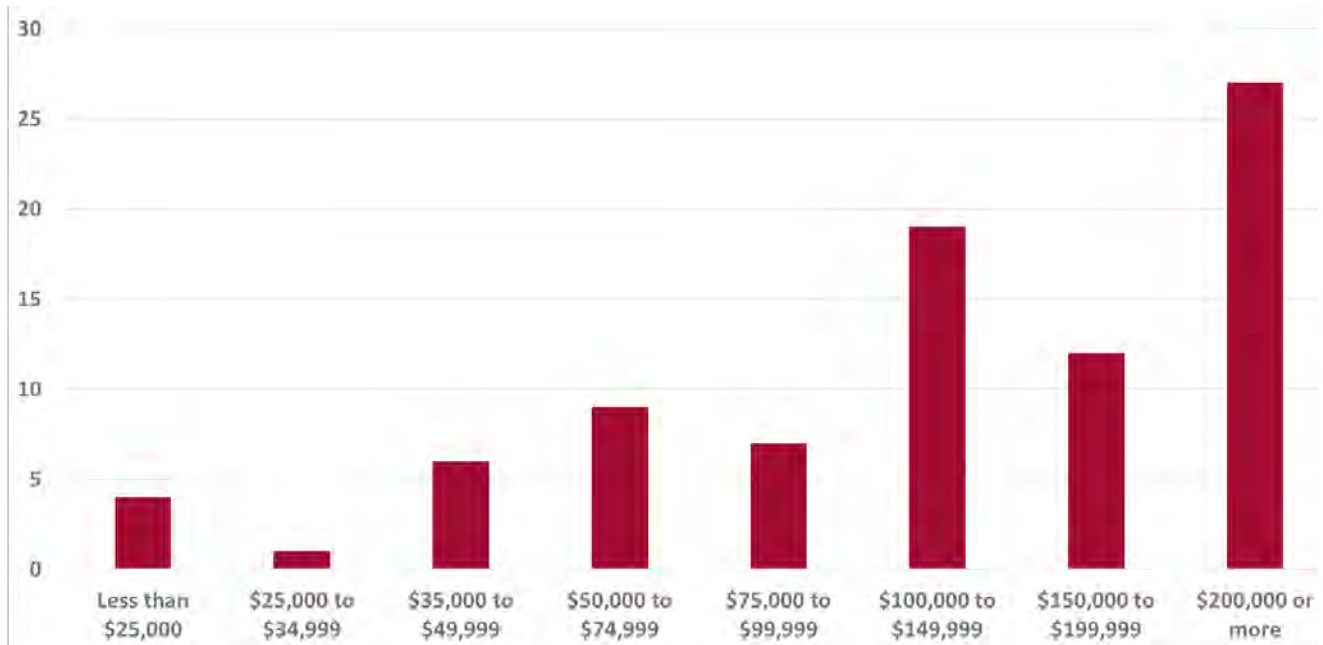
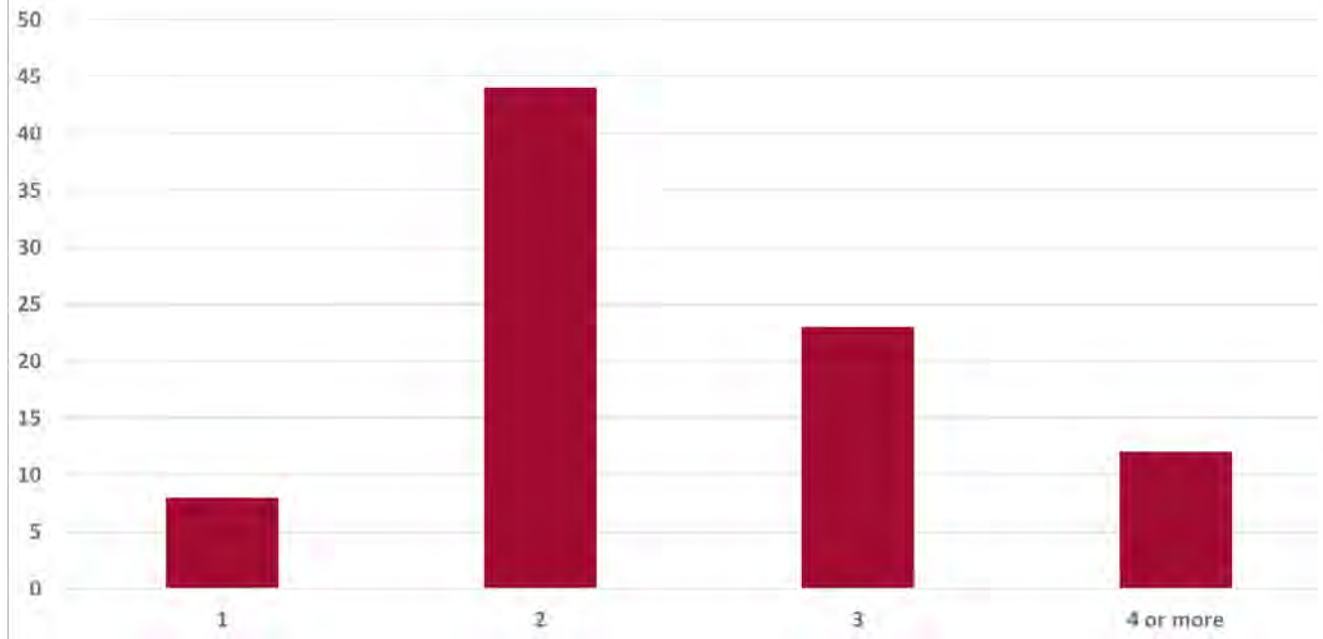
**Question 6: How many years have you lived in Santa Cruz? (n=87)**



**Question 7: What is your household ownership status? (n=87)**

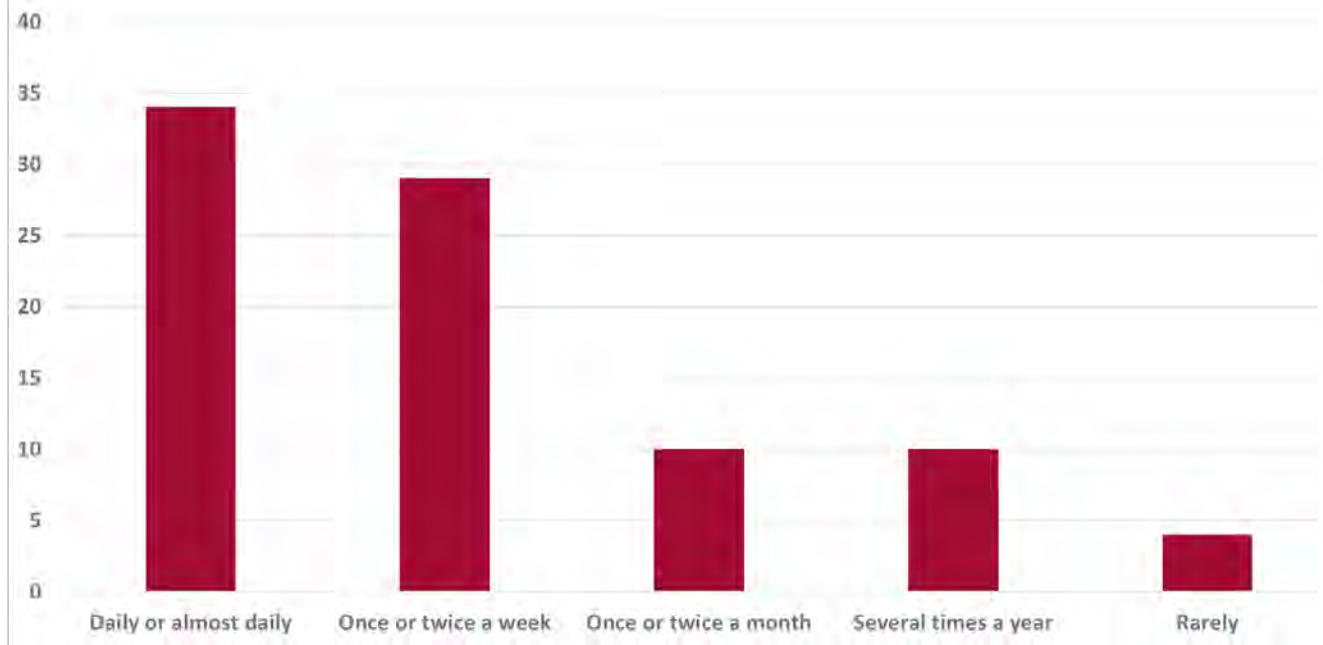


Question 8: How many people live in your household? (n=87)

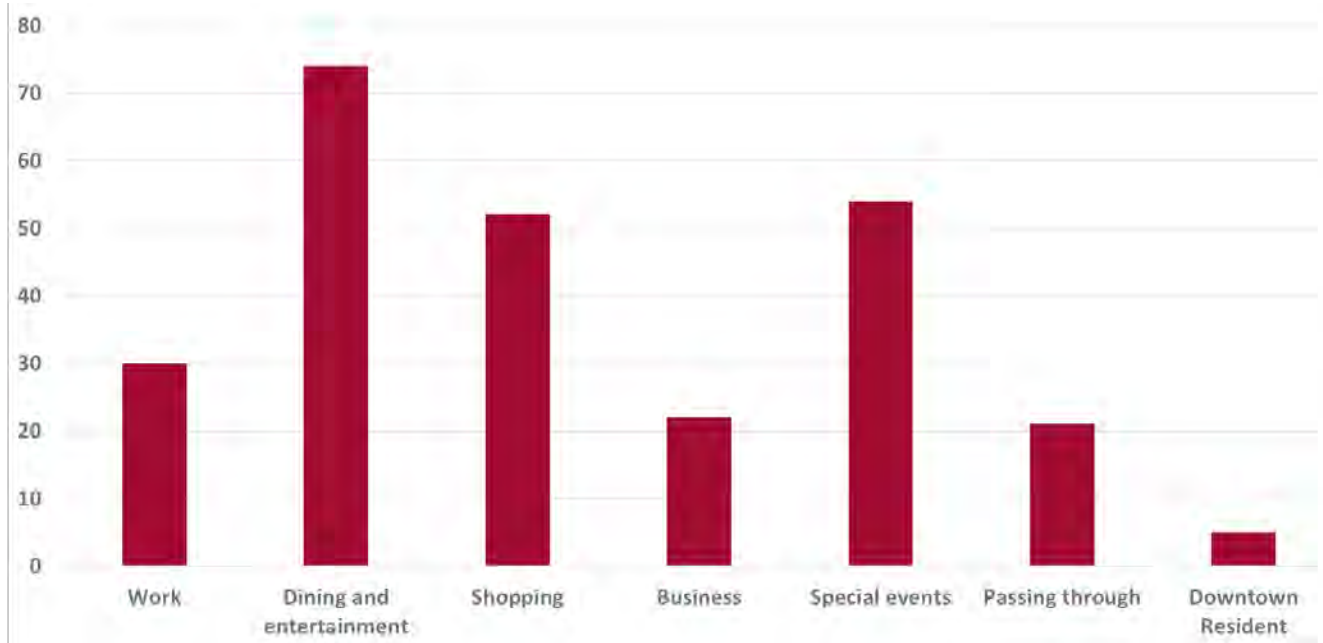


## Downtown - General

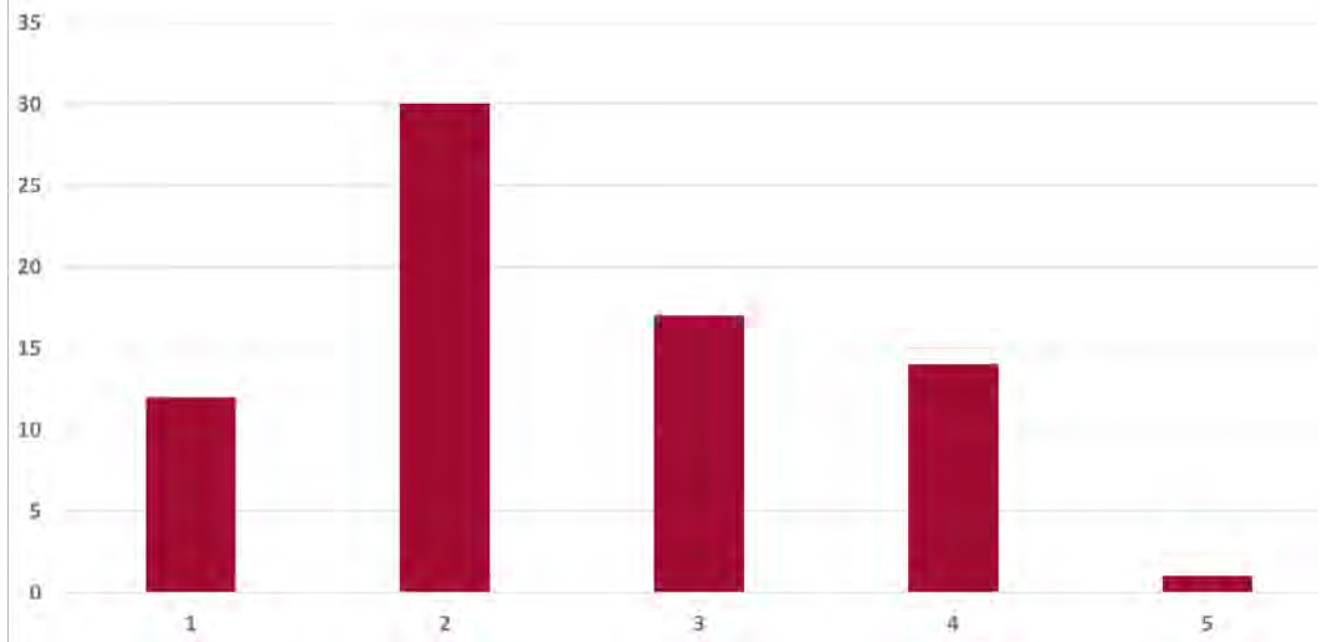
Question 10: How often do you visit downtown Santa Cruz? (n=87)



Question 11: What are some of the more common reasons you come to downtown Santa Cruz? Check all that apply. (n=87)



**Question 12: Please indicate your overall level of satisfaction with downtown Santa Cruz. (1 = Very Dissatisfied, 5= Highly Satisfied) (n=74)**



**Question 13: Please share your general comments. (n=47)**

**Land Use (Housing / Retail / Entertainment / Civic)**

- I used to like the downtown but there are fewer interesting places, even before Covid. It really is NOT "diverse." Poor quality goods (yet over-priced). Some ok eateries; could have more variety. Best places: Bookshop SC, Kuumbwa Jazz Center, DelMar. Street surfaces are filthy. Infill projects will contribute to a sense of crowding, not a false induced "vibrancy." Lot 4 mixed use project will be a disaster. Irrevocable loss of that area for a public open space. Need better planning process. City just does what it wants to. Finding parking is never a problem for me. Never.
- Too many chain stores going in. Love the block that's closed to traffic, would love to see the whole strip closed to traffic.
- I love our downtown. There are certainly challenges but it's a very special place. In particular the overwhelming number of locally owned businesses distinguishes our downtown from everywhere else.



- We love the diversity of shops, restaurants, movie theatres, sporting, and cultural venues so close to each other that you can walk to any point of interest. We love that restaurants 'spill' onto the sidewalk for 'al fresco' dining.
- Have an area like Murphy Street in Sunnyvale.
- "Downtown Santa Cruz is slowly decaying. Parking has improved, but offerings downtown are skewing more and more to expensive specialty businesses. Those business generally cannot be counted on to survive or serve as anchors to a business community.
- We like to eat down town but don't shop downtown. Parking is a nightmare. We LOVE going to the Warrior games and eat downtown before a game.
- Building along the levy to incorporate the space as well as building more vertical would be ideal. Eat/work/play all in the same area.
- The outdoor dining and closed-to-traffic block of Pacific that have come about because of the pandemic have been a real silver lining to the pandemic experience. Turning the Farmers' Market parking lot into a green commons and meeting space downtown, along with improving the infrastructure there for the Farmers' Market would create a truly valuable asset downtown for locals and visitors alike for generations to come.

## **Mobility**

- Would love to keep the parklets and more pedestrian thoroughfares open on Pacific, like we've had during the pandemic. Would love to see the Riverwalk more incorporated into downtown. I don't understand how bike lockers work, so I'm often looking for a good place to lock my bike.
- It's pretty great and can only get better. I love all the pedestrianized spaces we have and hope for more.
- I wish all of Pacific Avenue between Laurel and Mission Street were permanently closed to cars. Having the street closed in front of the Del Mar Theater has been a breath of fresh air. We have so many more opportunities for community events and outdoor dining than we ever have before.
- Downtown has a lot to offer when it comes to food/shops like Bookshop. It would be great to restrict Pacific to walking/biking. I would also like to see more Abbott Square types of gathering areas, and to improve the arts venues. I'm not sure the Civic will ever be updated :-{

- Parking is garbage.
- Parking isn't always the easiest and security of person and property is always weighing on my mind.
- Downtown needs more workforce housing, adequate parking for businesses, employees and visitors to the downtown. Development needs incorporate the river as a part of the town (an idea that initiated back in the early 1900s but never materialized. A vibrant downtown needs to connect the beach front and the Wharf. More active transportation options need to be explored such e-bikes, transit trolley and eventually a light rail system connecting the downtown to other neighborhoods in the county.

### Safety / Aesthetics

- Parts of downtown are dirty and filled with homeless people
- Bums and crazy people are aggressive and threatening, so it doesn't feel safe to walk around. It also tends to be dirty with litter by river, smell of urine and never ending construction traffic delays. Sad to see stores and restaurants have had to close.
- Homeless and mentally ill, trash, aggressive bikers and autos, too few businesses left. It's just an unpleasant experience overall. Downtown used to be one of the reasons I moved to Santa Cruz. And while I don't object to expanding the downtown area, it is clear you have not provided for the traffic impact, nor separated bicycles from pedestrians. Downtown should be walkable"
- Issues with street and sidewalk sanitation; issues with houseless/mentally ill population being disruptive and distracting to the overall atmosphere; lack of safe and friendly nightlife; lack of diversity of business types (though we do appreciate the existing business on the mall).
- I see so much good in the downtown! However, some of the good things are completely ruined by some of the downtown folks: unsightly, rude, mouthy, yelling, showing off, seeming to really enjoy being obnoxious. Kind of like very poorly adjusted kids at elementary school. It seems like Kindergartners are in much better behavior than those folks. How to solve this? I don't know. But there are many, many of us who want our downtown back. The negativity has gone way beyond acceptable. Many of us are very progressive, but just can't stand being offended and insulted, and fearful, just because we want to go to the bookstore, or clothing shop, get an ice cream cone, or have an appointment for an eye exam. Please. Enough. They have nothing else to do, it seems. That is their deeply engrained lifestyle. And who are we, the offended, to have

even the idea that the people who use and abuse downtown should be civilized, and not be in our faces?

- Concerned about the general cleanliness of downtown, and with keeping downtown a hospitable and enjoyable place to visit.
- Dirty.
- Homeless on sidewalks.
- Many new buildings were built, but no occupants. Security IS TERRIBLE. Judy Wyant, Dell Williams and several other businesses suffer even though SC City has THEIR OWN POLICE. No permanent homeless center has been developed for homeless to come to during the day, so they lay all over, everywhere. No charm, just sterile empty buildings. Stupid. Close parking on The Pac Garden Mall and make it a walking, outside eating, with sidewalk vendors, use empty stores to house people.
- As a commercial property owner of a downtown building I would like to see the area cleaned up a bit. I am happy you are building additional affordable housing for those in our community who desperately need it.
- Also, the homeless community along the river has grown to the point that it has a direct impact on businesses downtown as it affects willingness of people to come from out of town, especially at night. We seem to be losing our economic engine to cities further south.
- Empty storefronts are disappointing. Need help with cleanliness of the street and the aggressiveness of loiterers. Can be really fun, or really scary depending on the day.
- Need Improvement to feel safe. Homeless is a real problem. Tents, living on the streets. This is not a clean environment for the down town or anywhere in S.C.
- Homeless have overrun downtown Santa Cruz. I fear for my daughters' safety at night downtown
- A lot of garbage and homeless. I grew up in Santa Cruz and will move back there to retire in a few years.
- Panhandling and sleepers take some of the joy out of going downtown. I can sympathize with some of the people but their presence detracts. Sadly I don't have a solution.
- Working downtown is dirty. I feel unsafe walking from my car to my office (about 4 blocks) even in the daylight. I have to call the non-emergency line at SCPD about once per week to have people sleeping outside my place of work removed. It's frustrating and scary to have to deal with this as a young woman.

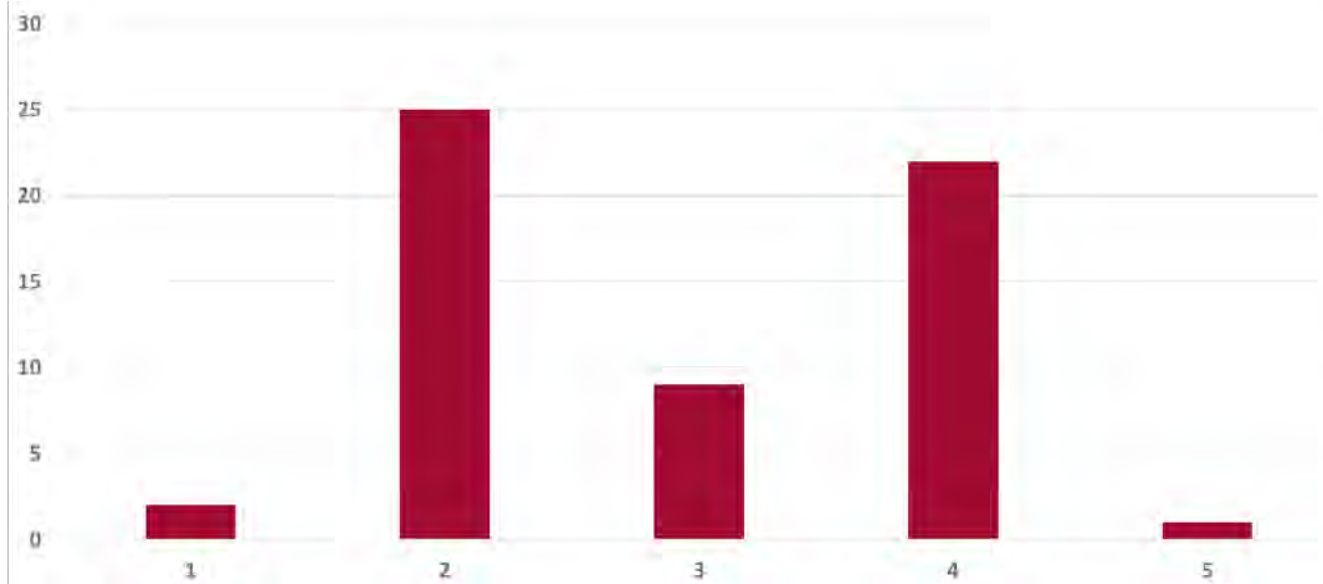
- Too many homeless, drug users and vacant locations. I support developing this area.
- Downtown Santa Cruz is overall a disappointment for many. The area is unsanitary, faces a serious homelessness problem, and is generally not a pleasant place to hang around. There is an immediate need for affordable, temporary housing that can allow younger residents to be able to afford to live in the area, instead of commute from over the hill or from Watsonville like many already do.
- Dirty and lots of homeless that make me feel unsafe.
- Biggest issue with downtown Santa Cruz is the homeless. We need to solve the drug, mental health, i.e. homeless situation. They make parking, walking and being in the area uncomfortable. They are most often aggressive. They foul the streets, steal from the stores - cause for an environment that could be amazing to feel stressful and uncomfortable. With all the money flooding into Santa Cruz County we need to revitalize this area. I know growing up here how wonderful it could be. But it needs a lot of work. Continued developments, housing, office/retail space is a bonus. But we must solve the homeless problem.
- The homeless, or what I call drug addicts and mentally unstable living on the streets, yelling at us, asking for money and then swearing and getting in our face when we ignore them when we are downtown has gotten to an almost unbearable condition that we consider before coming downtown for dinner or to shop.
- I have lived in Santa Cruz for 26 years and over this time I have felt progressively unsafe walking Downtown, especially in the past five years.
- Feels unsafe.
- The fairly aggressive panhandling and territorial homelessness is uncomfortable and detracts significantly from our city.
- Incidents of crime and physical attacks have happened to my peers on numerous occasions in downtown Santa Cruz.
- Homelessness, vagrancy, and crime are out of control and there are a lot of old buildings, not all of which are charming, that could use reinvestment.

## General

- "I love living here. I like the vibe, mostly.

- I'd love the walkways along the levy to feel safer and more beautiful. We recently enjoyed Boston and New York where there were upgraded spaces for walking and art installations. They felt very safe and we loved walking. Santa Cruz is nice, but could be so much better!
- Downtown is great! Without downtown, Santa Cruz would feel like a suburb that happens to be by the beach.
- Downtown needs to be a stable and safe environment to boost its economic and social success. Too long downtown has been dominated by unruly persons that project a poor image of downtown. I do see some changes for the better recently, which I attribute to an influx of people living and working downtown. We need more of this. More downtown living spaces and attractive businesses.
- Downtown Santa Cruz has some nice businesses and good places to eat but could use more places to shop, dine, and drink. The homeless spend a lot of time in our downtown area and I think a shelter or food pantry of some kind is needed so that they have one place to reside rather than being seen in front of several businesses throughout the downtown area.
- Love living close to beach, shopping, entertainment--Warriors arena, movie theaters. Don't like homeless camps all around City, sometime walking on the levy doesn't feel safe. Lots of traffic congestion during summer or events.

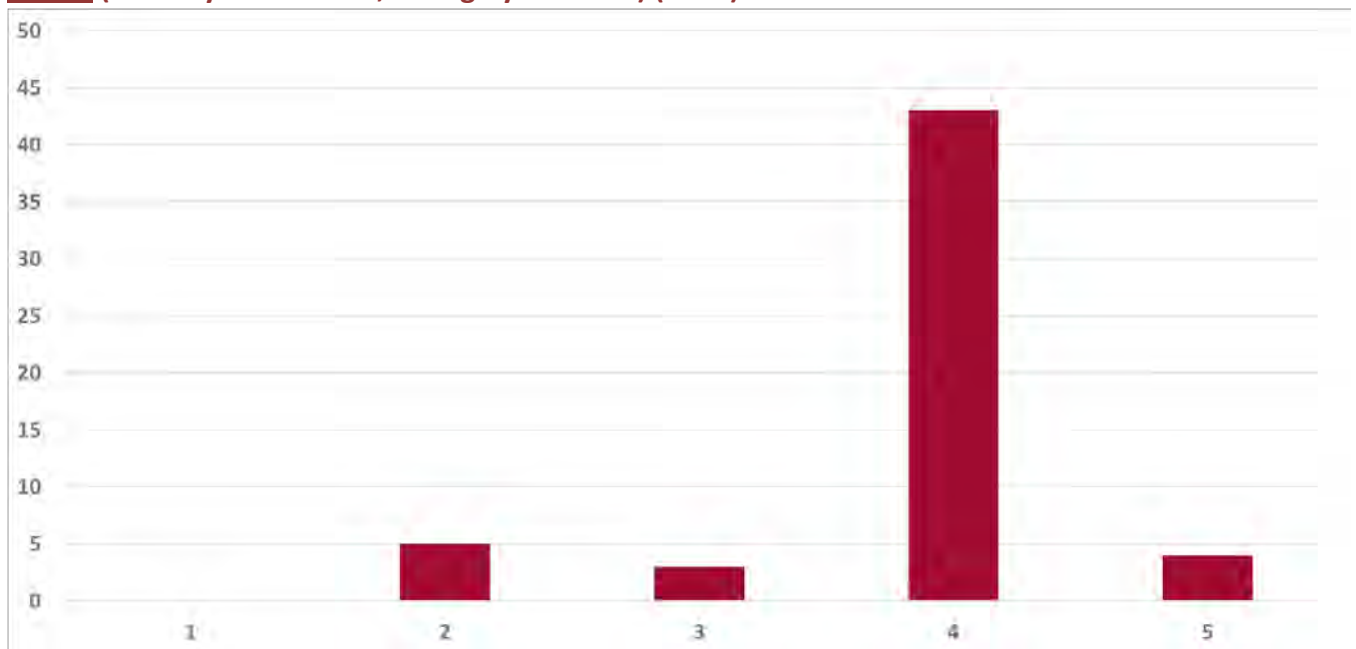
**Question 14: Please indicate your overall level of satisfaction with downtown Santa Cruz - Shopping (1 = Very Dissatisfied, 5= Highly Satisfied) (n=59)**



**Question 15: Please share your general comments. (n=3)**

- The diversity of stores in quality of merchandise, range of price, and customers targeted is a draw to downtown. Any empty storefront is sad and every effort should be made to keep storefronts open.
- Only a few store we like but parking is the main reason we don't go down town.
- Let's get away from the hippie culture and bring better shopping to the area

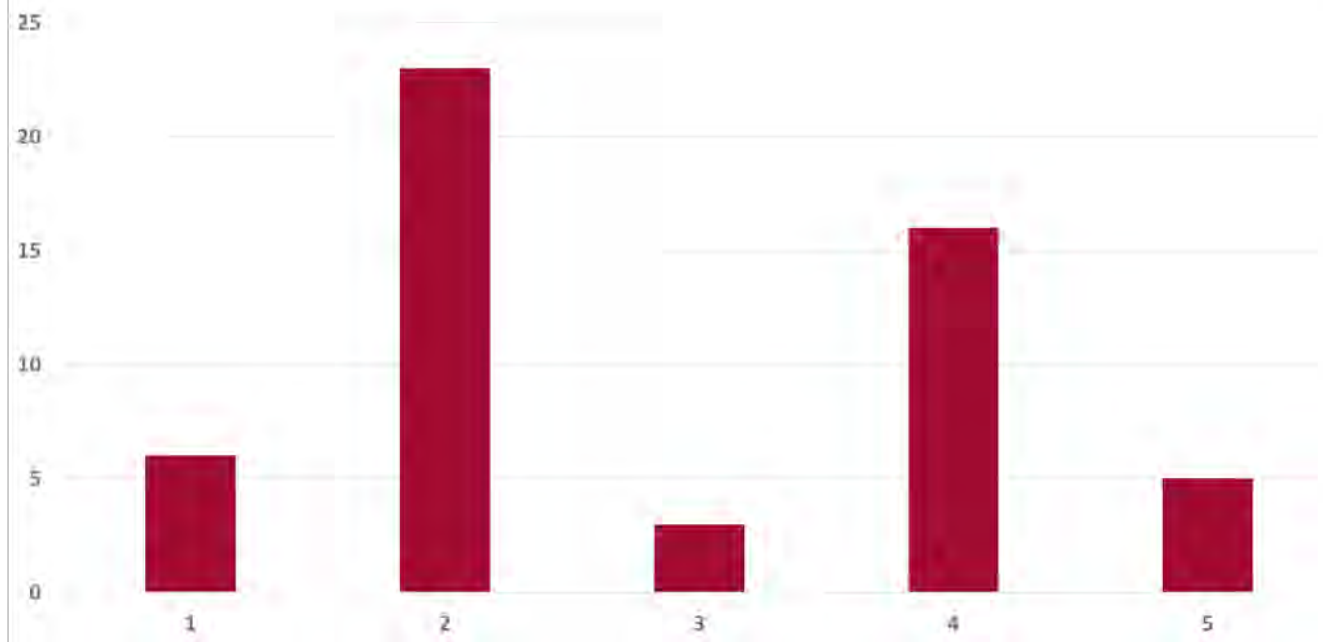
**Question 16: Please indicate your overall level of satisfaction with downtown Santa Cruz - Dining (1 = Very Dissatisfied, 5= Highly Satisfied) (n=55)**



**Question 17: Please share your general comments. (n=2)**

- The variety of restaurants' offerings is great. We often have dinner downtown before attending a SeaDubs game. It is very encouraging to see downtown restaurants full of customers.
- There are a lot of cute and unique stores in downtown and tons of yummy places to eat.

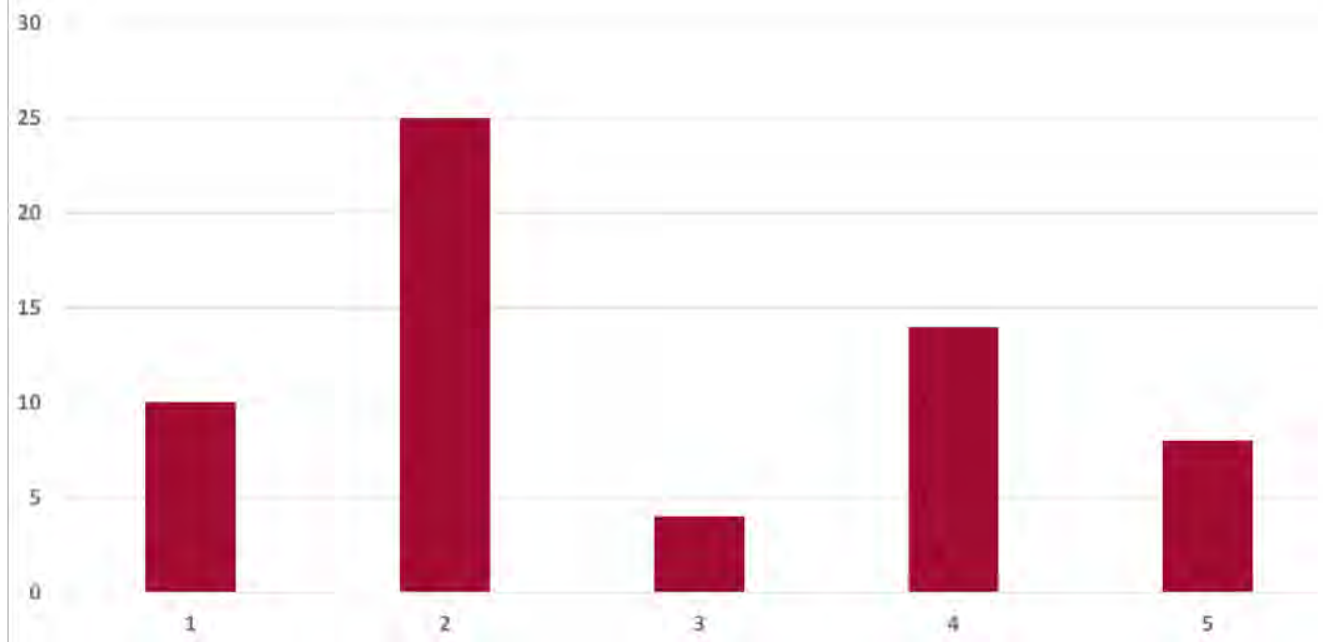
**Question 18: Please indicate your overall level of satisfaction with downtown Santa Cruz - Traffic (1 = Very Dissatisfied, 5= Highly Satisfied) (n=53)**



**Question 19: Please share your general comments. (n=6)**

- Traffic is out of control.
- Should be car free.
- The elephant in the room is the homeless downtown. The county is the only local entity responsible for social welfare and they have failed.
- Traffic on Highway 1, and in and around the River Street area is bad.
- Relative to other places I don't find traffic within our downtown to have a negative impact at all.
- Too many cars. I'd like to see more of it become car-free. More walking, biking, and rolling on wheelchairs.

**Question 20: Please indicate your overall level of satisfaction with downtown Santa Cruz - Parking (1 = Very Dissatisfied, 5= Highly Satisfied) (n=61)**

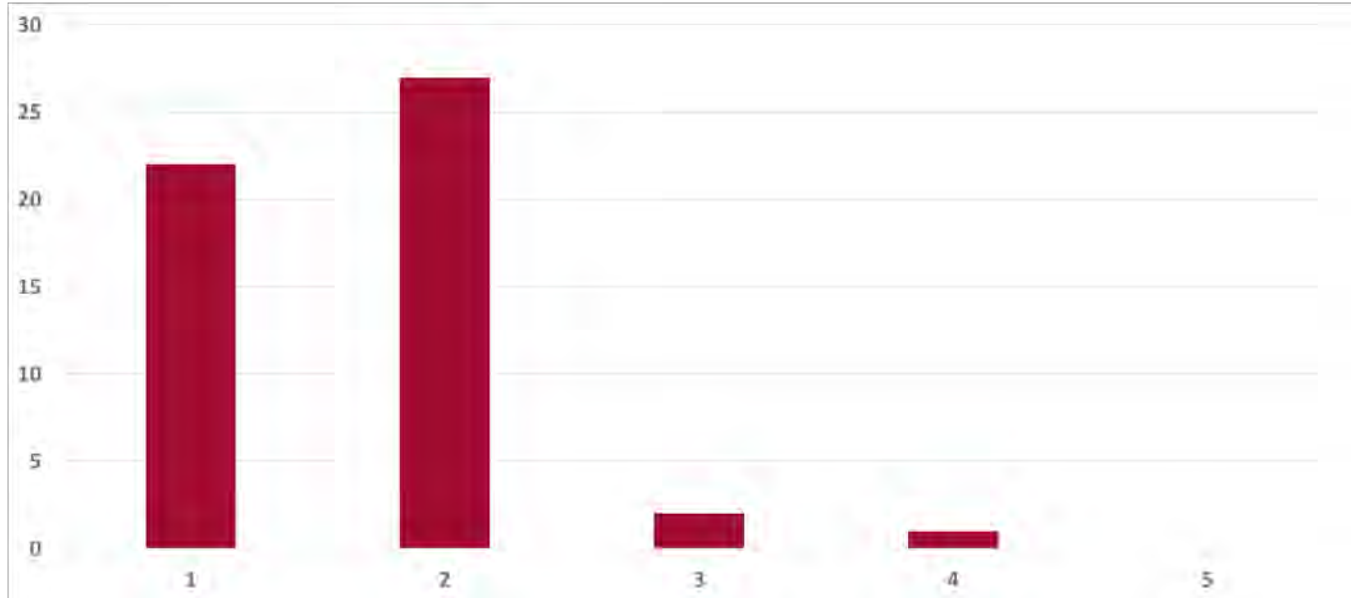


**Question 21: Please share your general comments. (n=5)**

- There is no such thing as "free parking." Streets have to be maintained. We have sufficient parking; it just needs to be managed better. Be creative! There are many privately owned lots that are usually half empty.
- Wish we would prioritize accessible public transit instead of parking, like the ridiculous four story parking garage/library project. Doesn't give me a box but housing options gets a 1 because there's no affordable housing!
- We need more bike parking. In particular, I'd love to see cargo bike parking and bike lockers like these replace some of the car parking: <https://www.ooneepod.com/>
- Expensive... some streets you need a credit card some streets you need a park card (which I like). Lots you need to go to a kiosk... HATE kiosks!!!!
- Too little parking!



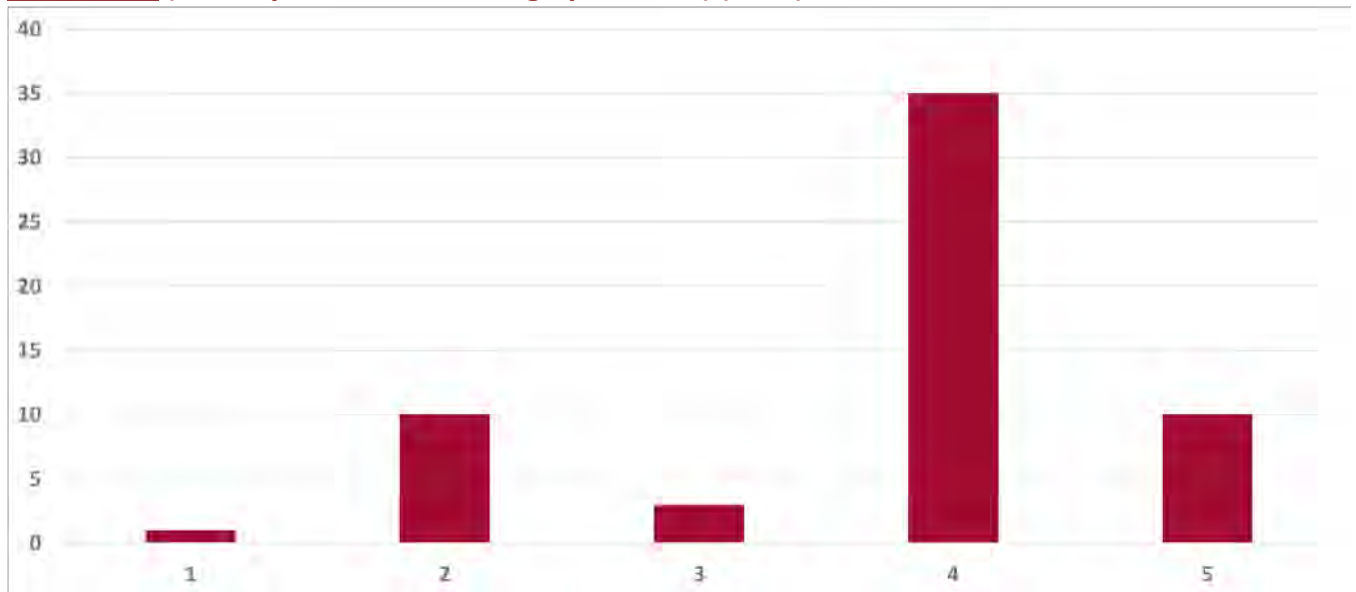
**Question 22: Please indicate your overall level of satisfaction with downtown Santa Cruz – Housing Options (1 = Very Dissatisfied, 5= Highly Satisfied) (n=52)**



**Question 23: Please share your general comments. (n=0)**

No comments received.

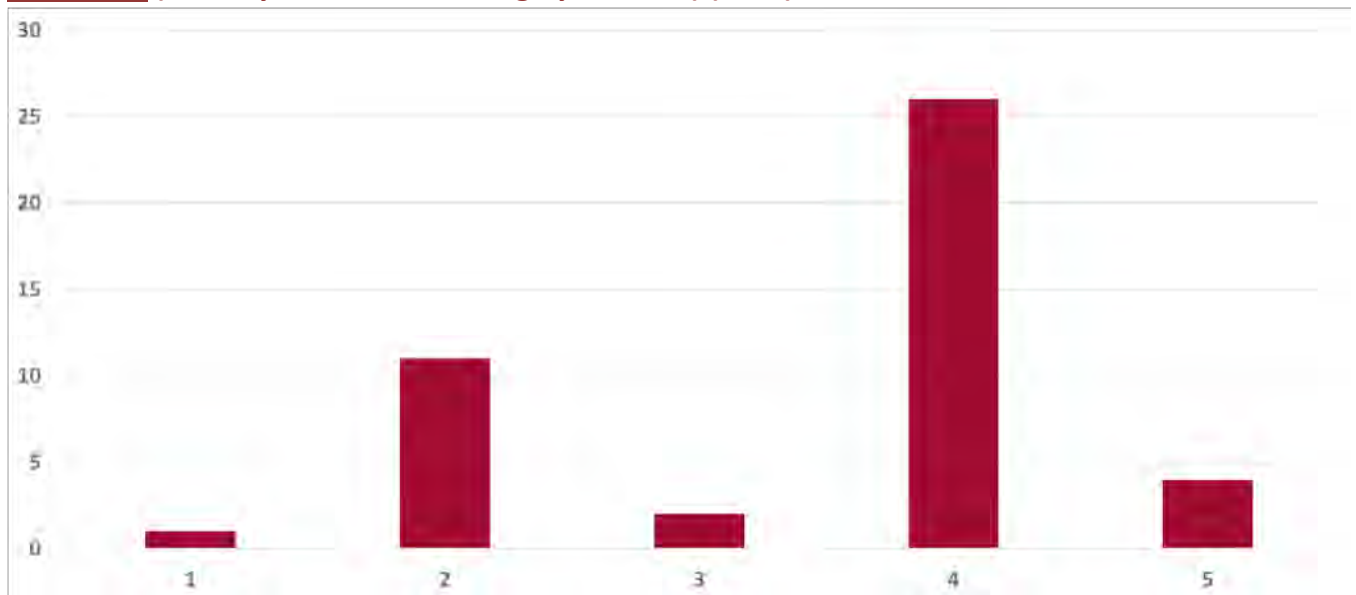
**Question 24: Please indicate your overall level of satisfaction with downtown Santa Cruz - Walkability (1 = Very Dissatisfied, 5= Highly Satisfied) (n=59)**



**Question 25: Please share your general comments. (n=2)**

- While Pacific Ave is "OK" for walking, it's not always accessible and clear to the traverse the sidewalks--there are many obstacles (bike racks, sandwich boards, narrowing pathways, etc.) that prevent good pedestrian access.
- Add a Tig/m electric trolley from the clock tower to the boardwalk.

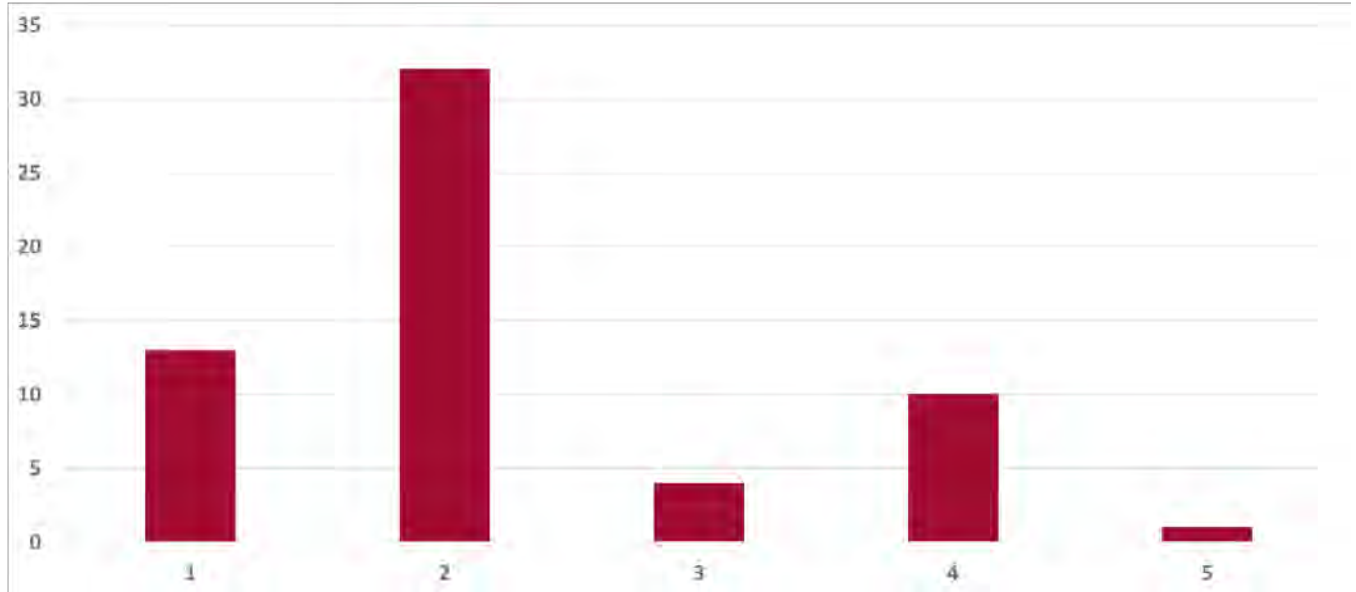
**Question 26: Please indicate your overall level of satisfaction with downtown Santa Cruz - Bikeability (1 = Very Dissatisfied, 5= Highly Satisfied) (n=44)**



**Question 27: Please share your general comments. (n=2)**

- Bike lane is awkward
- Newish bike lanes are fabulous

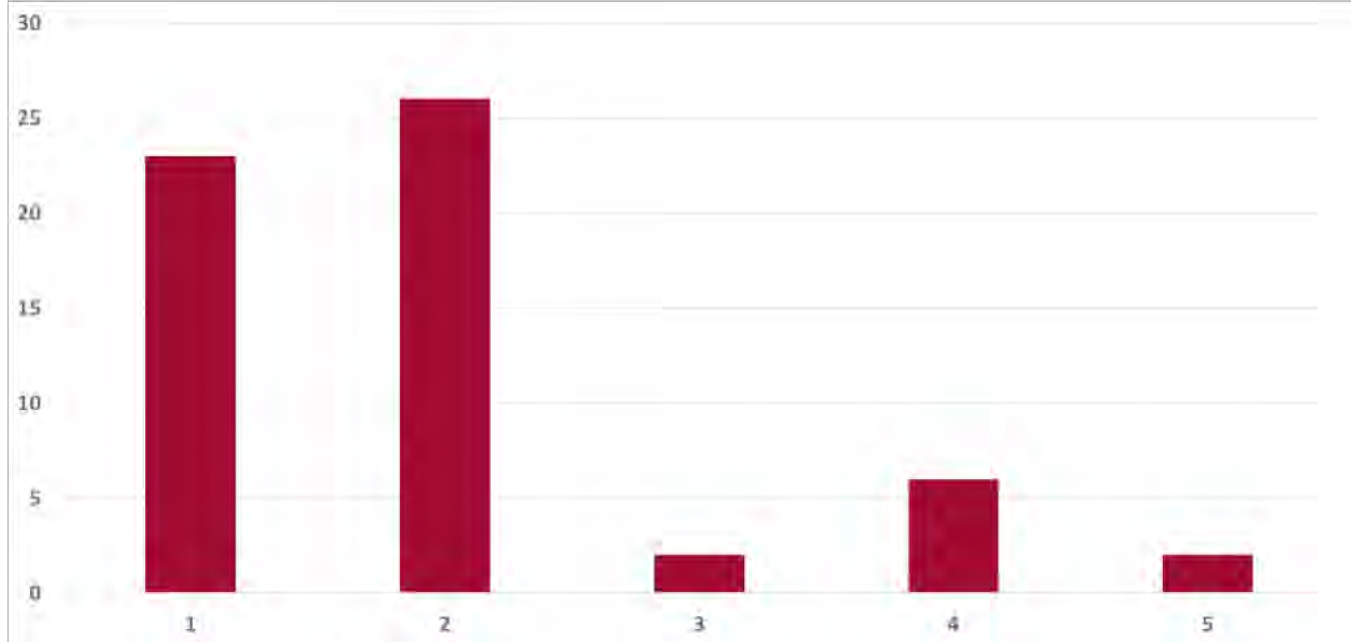
**Question 28: Please indicate your overall level of satisfaction with downtown Santa Cruz – General Appearance (1 = Very Dissatisfied, 5= Highly Satisfied) (n=60)**



**Question 29: Please share your general comments. (n=4)**

- Just needs more...
- Urine, smoke, litter, and folks shouting to themselves need to be addressed.
- Downtown Santa Cruz, as previously mentioned is unsanitary, with urine and other substances often cleaned after weeks or months.
- Dirty

**Question 30: Please indicate your overall level of satisfaction with downtown Santa Cruz - Safety (1 = Very Dissatisfied, 5= Highly Satisfied) (n=59)**

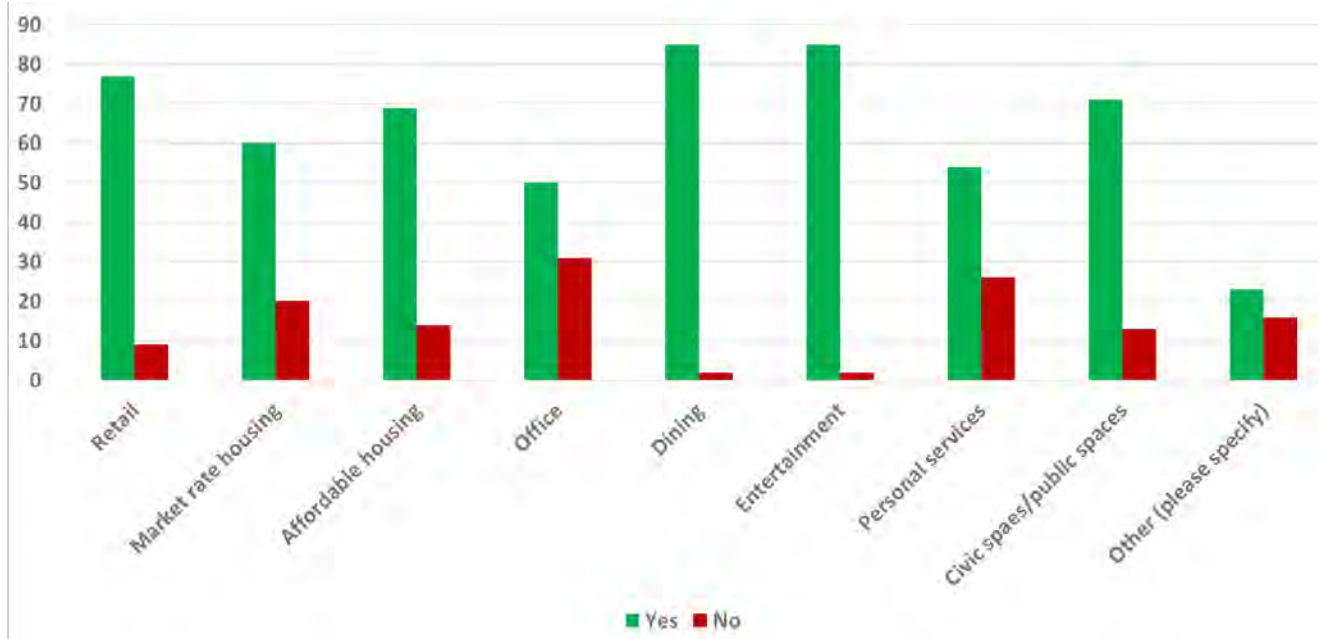


**Question 31: Please share your general comments. (n=12)**

- What safety? Where's the police? Never seen a beat cop in downtown. Ridiculous.
- By allowing drug addicts dominate the area, they've been enabled to continue their dangerous lifestyle at the expense of the city, increasing crime and hurting business.
- All the box stores going in make downtown feel more and more like any other downtown, nothing special.
- On the parking issue... we so need, as a society, to adjust ourselves to discouraging transportation which produces emissions. One thing really great about humans is that we are intelligent and adaptable. Let's be intelligent about not encouraging gas guzzling cars and trucks - - - we can do it. And let's adapt!! No more parking is needed, in my opinion. We are doing just fine in that regard. We have accommodated the cars long enough. Look around you, nothing but cars, cars, cars everywhere. Let's start by not adding car parking. We have enough car parking. We have been adapting. Let's not go backwards.
- Better shopping options needed - safety main concern - need to move county jail out of downtown Santa Cruz and homeless to help build a better night life for downtown.

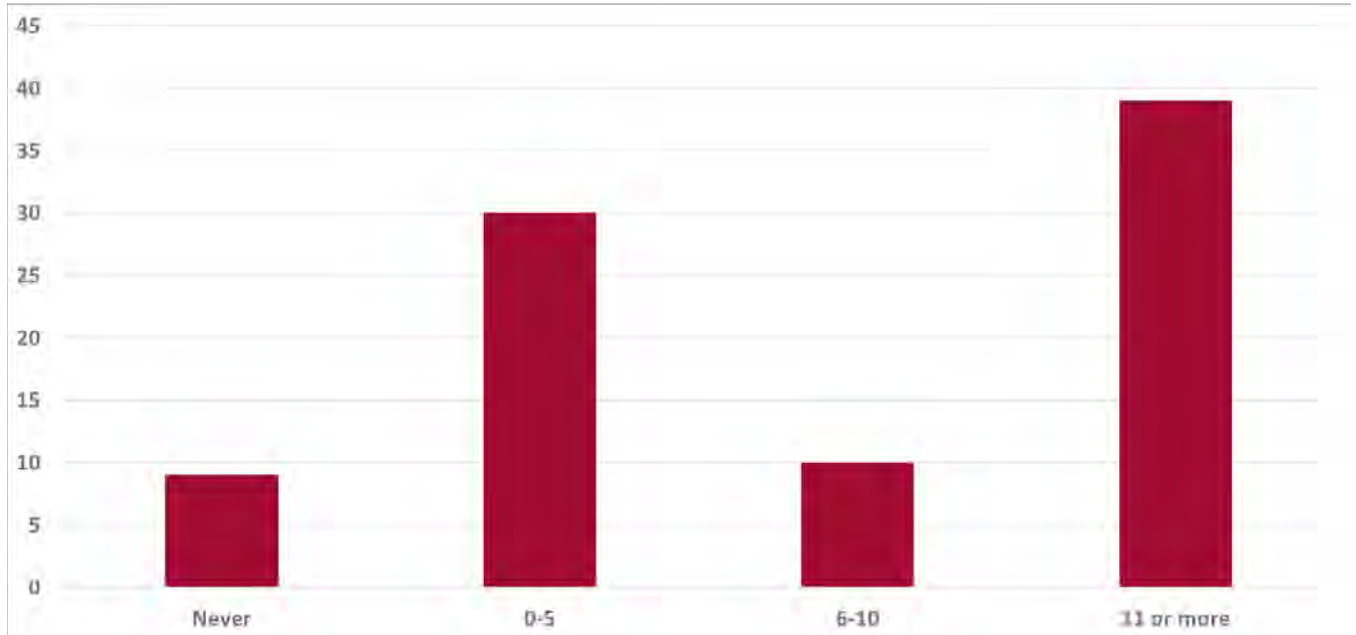
- we need to stop catering to the homeless downtown. they're scaring away families and people that want to spend money downtown.
- Have been verbally yelled at for wearing a mask, or for not giving money when asked by panhandlers.
- Between homeless and protestors I do not like to walk downtown.
- I've seen homeless people with knives as well as even a homeless person with an electric saw stealing bikes.
- We do not feel safe after dark, years ago it would be an outing to go downtown for dinner and then walk up and down Pacific Ave. but now there are so many mentally ill and drug addicts defecating, yelling and sleeping on the sidewalks it is no longer enjoyable for us.
- I tend to avoid downtown because I don't feel particularly safe there.
- I'd like to see more affordable housing for our local homeless population.

**Question 32: In downtown Santa Cruz, would you like to see more: (Yes or No) (n=88)**

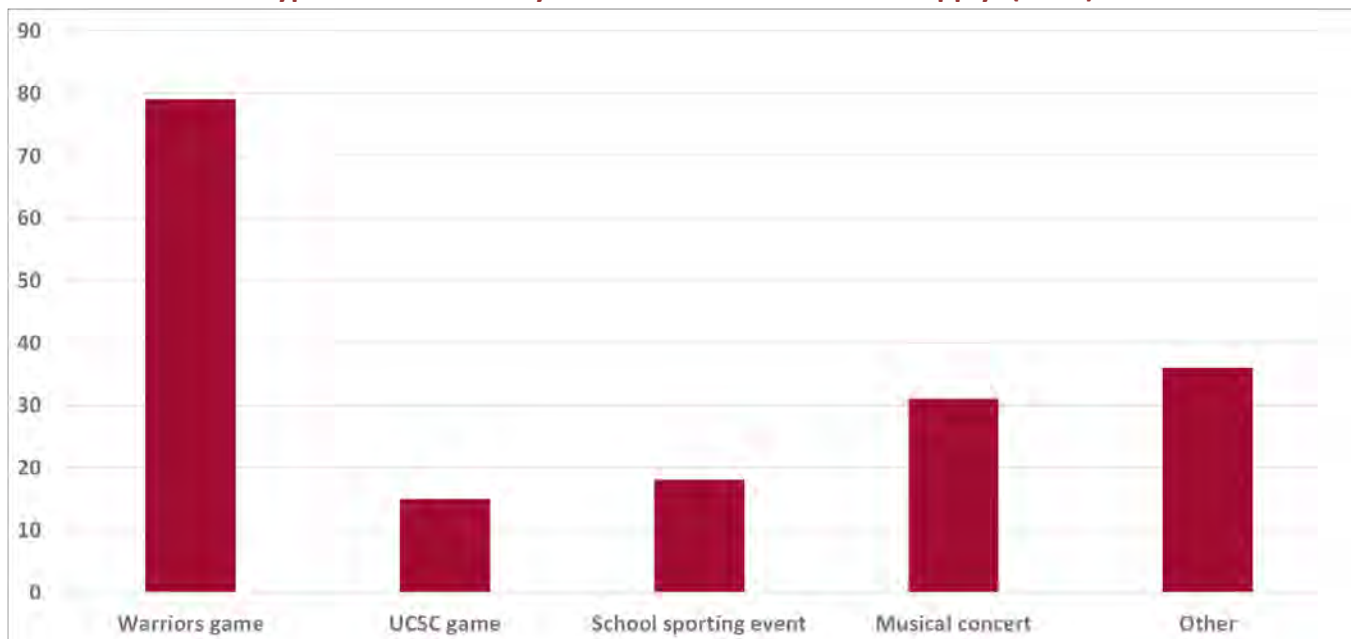


## South of Laurel (Project Study Area)

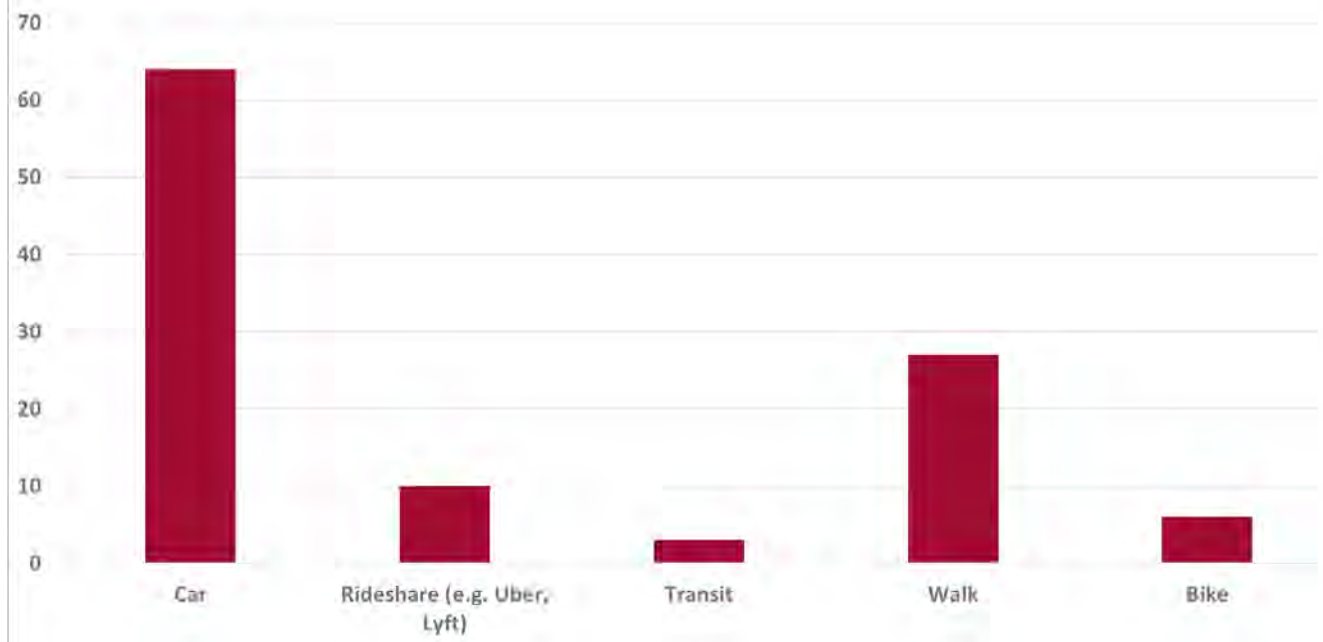
**Question 33: Before COVID, how many times a year did you go to the Kaiser Permanente Arena? (n=88)**



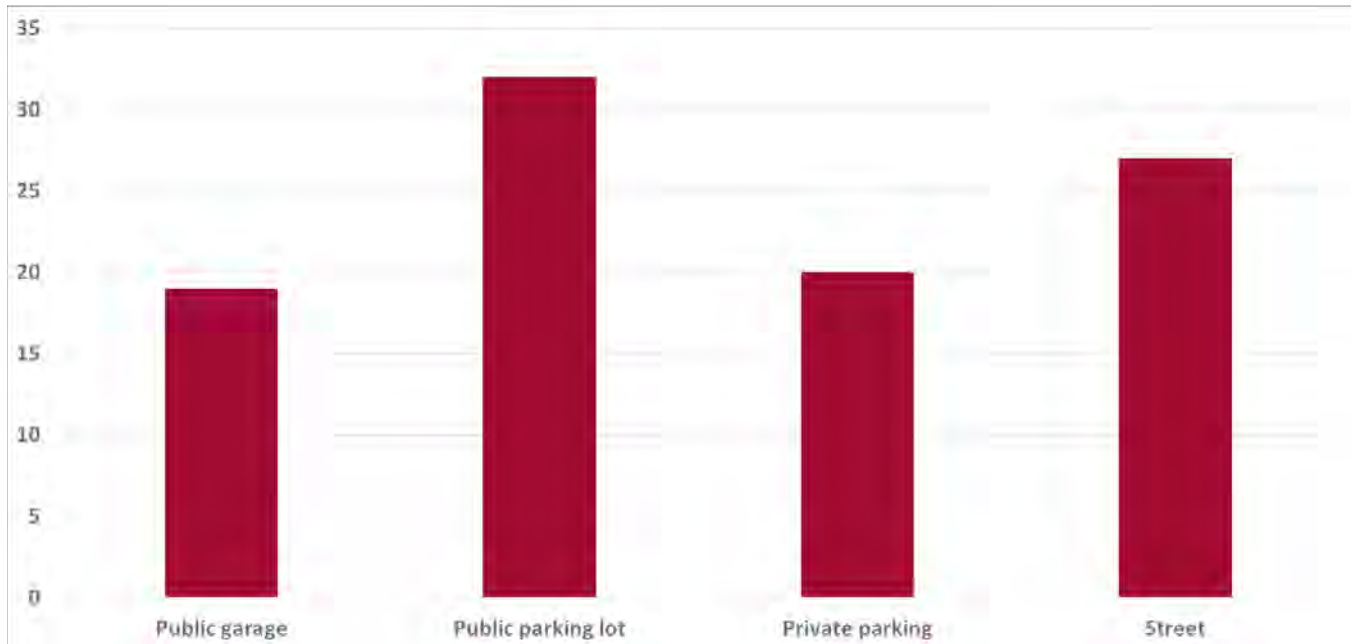
**Question 34: What type of events have you attended? Check all that apply. (n=83)**



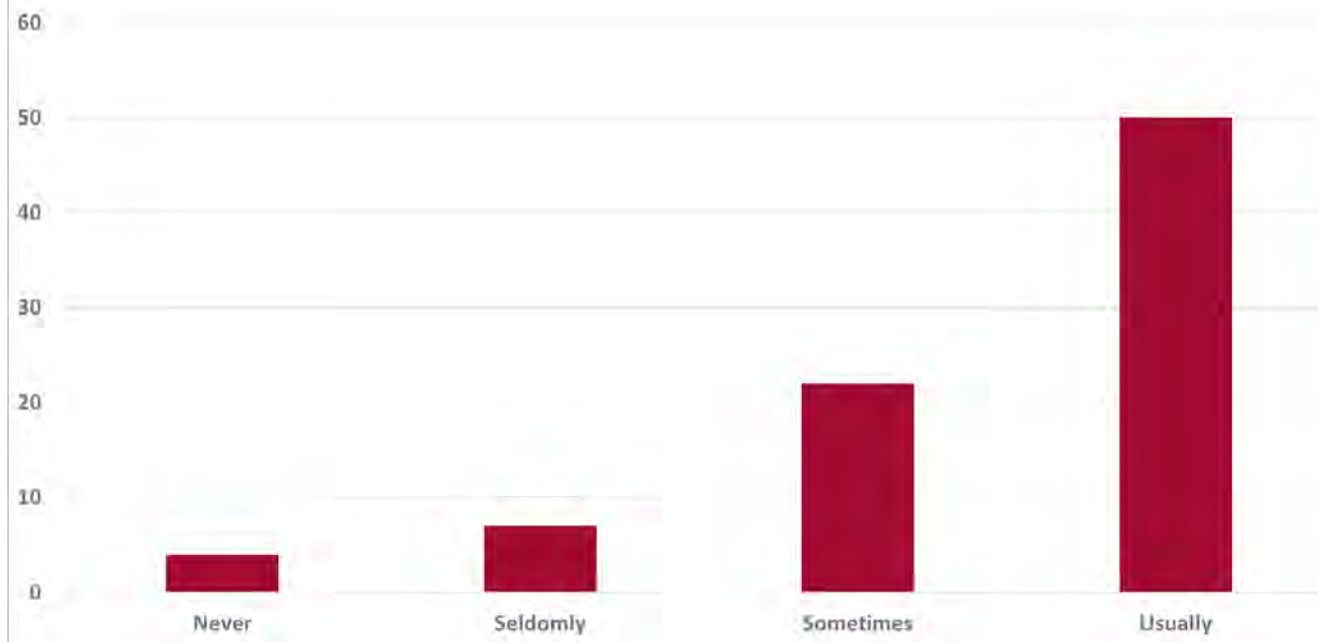
**Question 35: If you have been to an event at the Kaiser Permanente Arena, how do you typically get there? (n=84)**



**Question 36: If you drove to an event at the Kaiser Permanente Arena, where do you typically you park? (n=75)**



**Question 37: If you came to an event at the Kaiser Permanente Arena, do you typically go to a bar or restaurant before or after the event? (n=83)**



**Question 38: What should stay the same (housing, retail, restaurants, etc.) in the area south of Laurel? (n=55)**

#### Kaiser Permanente Arena

- The presence of the Warriors has done a lot to uplift the area south of Laurel.
- Keep the arena/SC Warriors.
- Warriors arena.
- Keep KP Arena
- The Arena is great. As a sports fan and Bay area native, I love the Warriors and having them in town is great. Always can use more affordable housing, I would love to live in this area if I could afford to.
- There's a lot of room for improvement. I am not in favor of displacing any current residents, so that should stay the same. Also the arena has been a great addition to SC.
- Keep Warriors arena.



**Land Use / General**

- Mixed use. Housing over business. It's quieter south of Laurel and closer to the beach. It's a great "in between" location.
- Ace hardware.
- All should be on the table except historically important places.
- I can see the value of connecting the existing downtown with the beach area, but not a sudden intensification of taller buildings, "slick" looking businesses. Keep it kind of funky! Low-key. No chain businesses or restaurants!! Keep whatever trees or greenery there is, and have even nicer landscaping, public art. It does seem to be an obvious location for lodging but not in a way that negatively impacts existing residences.
- Firefly coffee is the best! Love the Warriors arena but would love to see a pavilion or patio connecting it to the Riverwalk.
- Firefly Coffee House has the best bagels. They have got to stick around somewhere. Please create a space for them if necessary.
- I never go over there, except to Saturn cafe and the Asti.
- All.
- Cannot think of an anchor that has to remain unchanged.
- Nothing should stay the same.
- Nothing.
- Re-vamp it all!!!
- Nothing - major upgrade needed.
- Almost everything in the proposed downtown expansion plan area could be positively redeveloped.
- Change all of it. nothing is worth keeping.
- Retail and restaurants.
- Would love to see Food Not Bombs get a permanent space where they are. They do important work and should be supported by the city.
- More buildings like 555 Pacific (but preferably taller).

- Build out empty lots.
- Make it affordable for family owned business and family housing.
- The housing and retail seem a pretty good start. Let's build a downtown character that does not resemble San Jose.
- Housing.
- Housing.
- Housing, small businesses.
- Yes
- Retail!!
- The south of Laurel needs to be updated where it can be an attraction oriented part of the city. In its current state it lacks street appeal.
- As a woman I would feel uncomfortable walking past some of the businesses currently in this area. Housing should be left as is.
- Some housing should stay. But some could be relocated for a project that would benefit the City so much over time.
- People who want to keep their businesses/property. They should not be made to sell their property. You need to work within those boundaries.
- Liked having Walgreens/Ace and Saturn Cafe.
- Established business. Anchor family businesses and restaurants that bring business to Santa Cruz need to be able to remain in Santa Cruz and be supported. Santa Cruz has so much to offer: beach living, outdoor recreation, clean air and history. The Warriors have brought back family entertainment and events to Santa Cruz and should remain a large part of our community.
- Mixed use of housing both market rate and affordable should be allowed in the same areas.
- Restaurants.
- Restaurants.
- Retail, restaurants.

- Retail, restaurants.
- South of Laurel has been an ignored area in terms of city services, housing and attractive commercial spaces. There is little there that is really significant in terms of housing, retail or restaurants. Revitalization is long overdue.
- Almost nothing should stay the same.
- There shouldn't be less housing, but it seriously needs a face lift with affordability.
- Not much. This area looks and appears blighted.
- Like the mix of retailers.
- I believe they should all be changed. We need more of everything.
- Room for all?
- Retail seems to be at a good level.
- The Depot Park soccer field is great where it is, though the playground there could have more than it currently does, and it seems that that nice old Depot building could be better utilized. Marine Sanctuary Exploration Center is cool, the walkway that connects Chestnut Street to the Wharf is really nice, Pacific Point Market is a welcome addition to the neighborhood.
- Not much the area feels abandoned and needs improvement. Maybe keep the old stone walls.
- I'm open to it changing, we need more of all of the above.
- More housing and retail.

**Question 39: What should change (housing, retail, restaurants, etc.) in the area south of Laurel? (n=65)**

**Land Use (Housing / Retail / Entertainment / Civic)**

- Well, things have to be there stories or less. More, not enough sun, less waste of space.
- I would like to see new buildings replace Subrosa car lot.
- No car dealers.

- We need taller, mixed-use buildings, more restaurants and retail, and more housing options. Car dealerships take up way too much valuable land and contribute to our carbon emissions; they need to go.
- All should be on the table except historically important places.
- "The area seems to be an obvious location for visitor accommodations, perhaps smaller ""boutique"" hotels and even Air B & B home conversions. But nothing that will create more traffic in the area. Perhaps a "village" concept with mostly pedestrian streets, How about a public swimming pool? Not everyone likes the ocean! Of course I always think we need more music venues.
- How about an IMAX theater near the Warriors stadium? Public restrooms please! Connection to the river would be nice. (Riverfront park? Playground? Small amphitheater? Community art space for hands-on art instruction, and art gallery). Of course better transit to the area - frequent shuttles. NOT a big garage!! If the Warriors want a garage, they can pay for it.
- Better businesses are needed on the 600 and 700 blocks of Pacific. There's nothing there that draws me in and creates a disconnect between the rest of downtown.
- No luxury hotel, no luxury apartments. Would love to see something local instead of Ace Hardware.
- Both market rate and affordable high density housing, a new permanent arena/entertainment venue as part of a "sports village" for a variety of sports that could accommodate tournaments.
- I don't think of this area as a retail or dining destination, even if going to the arena. Definitely add housing, and mixed use.
- Grocery store down here would be really nice.
- Allow for private sector development.
- Mixed use: retail, restaurants, housing.
- Make it affordable for small business and families.
- We need more housing downtown. This area could be far more dense. With more people and housing, it would be great to have more restaurants and retail in the area as well.
- Retail and restaurants.

- Additional affordable housing, and restaurant and entertainment venues.
- Restaurants, retail.
- More housing, more retail, more restaurants - anything to increase foot traffic.
- There isn't much in the way of restaurants downtown south of Laurel (other than the Wharf/Beach area). Adding some would be great!
- The area needs to be revitalized with housing, shops, restaurants, entertainment (expanded arena), hotels and adequate parking.
- Warehouses.
- More family oriented restaurants, retail that would stay open later. Seems like what's there close early so the streets are dark walking back to parking.
- More walkable, more affordable housing, more density.
- If you do remodel an area, put housing above the ground level businesses. However, we don't need a bunch of multi-level buildings.
- Increase housing.
- Allow more mixed use housing in the same complex or area. Include space for safe and clean retail stores(established and new) and restaurants. Include more green areas for sitting, walking, bicycling paths, doing business and enjoying the many things Santa Cruz has to offer. Remodel Civic Auditorium for civic events it is not really suitable for larger entertainment.
- It is more suitable for theatre and Classical events.
- More retail, restaurants on ground level. Housing on upper levels.
- More housing, retail and restaurants. make it into a nice walkable area.
- Clean up buildings and replace with more of everything.
- I would like to see more restaurants, retail, but not more housing. Housing needs parking, and the parking is very limited as it is.
- More retail, food, and shopping experiences.
- More parking for downtown/the arena.
- Retail, restaurants.

- Industrial building and low income housing.
- All of the above - treat it as a downtown urban area, vertical housing , housing above retail WITH parking.
- Revitalizing this area should include new housing, restaurants and retail. The project that includes the Warrior stadium appears to be well thought out and inclusive.
- More retail and affordable housing, more entertainment.
- The area should be converted to the mixed-use downtown feeling that is present along other parts of Pacific Avenue.
- New local retail and restaurants would be great.
- Multi-use, commercial below, housing above.
- Housing, retail.
- I think there should be more housing, retail, and restaurants.
- More affordable housing and more restaurants.
- More restaurants, retail, housing.
- More of everything. Housing, entertainment, a lively streetscape with shops and dining. More protection in anticipation of sea level rise. Maybe close off the Laurel Street Extension to cars and allow the Arena to build over the whole block. Also consider expanding the downtown Area to Depot Park and the potential future rail corridor, including those old warehouses on Washington St. Redevelop that area around transit.
- All, we need more opportunities for all uses listed above.
- More housing is needed.

### **Mobility**

- South of Laurel should be developed in such a way that it links downtown with the Boardwalk/wharf area. It is irrational that these two commercial areas should be separated to the point that many tourists don't even know Santa Cruz has a downtown. To that end, the streets connecting downtown to the wharf should NOT be developed as housing.

- All would be good additions, IF there were changes made to allow traffic to smoothly flow into and out of the area and to flow to the boardwalk. Separated bike lanes would be required along with much wider sidewalks with a planting strip separating them from traffic.
- In general, there should be much better and more inviting connection (walkable, bikeable) between Pacific Ave, the river, and the wharf and boardwalk. It's already an easy walk between upper Pacific and the wharf/beach and more people would take advantage of it if it were more obvious, more pleasant, and felt safer for pedestrians and bikers (it's too car-centric now).
- Beach traffic during the summer – it has become a horrific gridlock situation. The arena should be less noisy. And the "5 year" temporary arena must go--so much for a legitimate CEQA process: Categorically Exemption was fraudulent.

#### **Safety / Aesthetics**

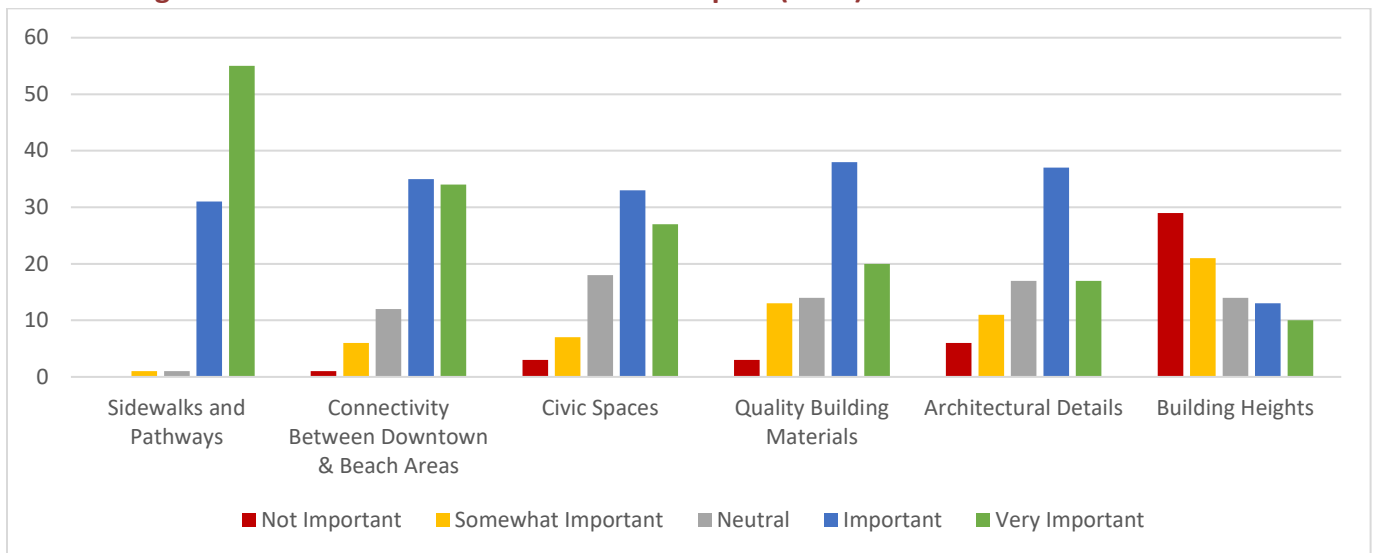
- Move the Food Not Bombs with all the drug addicts who litter the Food Not Bombs by the river, piles of junk and increase police presence for safety and reduce crime.
- It kind of feels like a wasteland, so any and all activation and extension of the downtown feel would be great. Get rid of Food Not Bombs squatting on the city lot.
- Better parking and police presence with the authorities to move people squatting on public and private property.
- Safety. We should be able to walk around during the day and during the evening hours, without fear and harassment.
- Push to clear out the sanctioned homeless camps downtown and along the river.
- HOMELESS CAMPS.
- The people living on the streets, the tents. it is unsafe with the mentally ill and drug addicts on the streets.
- Do something about the homeless.

#### **General**

- SC Warriors should build new arena at the Capitola Mall. Better parking, safer and central location.

- Not Sure!!
- All.
- Continue to improve walking spaces with art.
- Go up to the University Village development in Seattle adjacent to UW and you'll find exactly what we need to do in this area, supplemented with some complimentary housing.

**Question 40: Please rank how important the following urban design features are to you in determining how the area south of Laurel is redeveloped. (n=88)**



**Question 41: Please share your vision for the area south of Laurel. (n=50)**

#### Kaiser Permanente Arena

- I believe the Santa Cruz Warriors brings family-oriented entertainment that is a benefit to the City. The athletes are also active in the community, interacting with the schools and have a positive impact on not just the city, but Santa Cruz County as well. A permanent arena would provide a state-of-the art venue for other types of entertainment-from music to collectable shows, etc."
- I'm particularly visionary. I would just like to see it become an appealing, safe, welcoming space built around a centerpiece Warriors arena with shopping, dining and open spaces.



- For years there have been talks about connecting downtown to the beach. I support the idea as well as building an arena for the warriors. The town of SC loves their warriors.
- Permanent Warriors stadium. I support the idea of mixed housing with retail and restaurants below.
- An arena/stadium with nearby restaurants and bars, surrounded by affordable housing.

**Land Use (Housing / Retail / Entertainment / Civic)**

- Please have very distinguished architectural components that add to the culture scape of Santa Cruz. No "cookie cutter" buildings or "off the shelf" designs.
- Public seating and gathering spaces need to be monitored so as not to become another encampment dump. Increased lighting with police or public safety patrol. Not many beach visitors go downtown because it's such a mess, so connectivity wouldn't be a priority over safety.
- Public spaces are super important, and should be accessible to all including people who are unhoused to live.
- I'd like to see future commercial development in central Santa Cruz directed into this area.
- An arena and lots of housing with complimentary restaurants and retail. Great walking and biking routes connecting downtown to the beach.
- I'd like to see South of Laurel become an active, walkable, livable hub that connects the beach to the rest of downtown with more restaurants, shopping, and housing. Lower Pacific and Center Street are currently horrible to walk down because they're loud, busy streets without any trees, and with virtually no retail or restaurants. The best things to happen to this neighborhood in years are the 555 Pacific and 130 Center Street developments, as well as the new "Point" restaurant next to the roundabout.
- It could feel like an extension of downtown. More housing, ranging from 1-2 BR homes. Where you have traffic (Laurel St.) you have options for pedestrians and bikes to not compete with cars in crossing. That you have lots of public transport connections to the tourist areas. That the arena is more than Warriors and occasional large book author events.
- The 555 Pacific Ave development is good. Could have been a little taller. Will be better next year when Iveta and Big Basin opens. Have seen no adverse effect on traffic.

- "No more multi-level single person dwellings. We need affordable housing for families to live here. We cannot employ doctors/nurses/ems/or service industry workers without housing for them to afford.
- A safe pleasant place, a nice mix, where we can be proud of our town.
- It would be great to have a high volume of dense housing with vibrant retail, restaurants, etc. Having a permanent home for the Warriors and other entertainment options would create a downtown Santa Cruz that attracts people to live, visit, and engage with the community.
- A high density gem on the coast with high end amenities and housing and business options.
- I can imagine some great apartments that younger people can afford, a cool new stadium that attracts awesome events, and a cleaner, better kept area.
- Overall redevelopment that will enhance the downtown area.
- A community area that allows for outdoor recreation, community events, a mix of affordable and market rate housing. All allowed in the same complex along with retail stores. A vibrant community connecting the Pacific Avenue Mall with the beach community.
- It would be nice to have new construction for a permanent venue for sports, concerts and other events. A nice garden mall with restaurants and retail shopping would be lovely. And incorporate apartments and or condos.
- Building heights are important, I support increased building heights with desirable architectural features and good quality building materials as one of the few ways to provide additional and affordable housing mixed with attractive commercial uses. Connectivity to the Downtown, River and Beach with great pathways, sidewalks and public gathering areas has been a desire of the City and its citizens for a long time. The project including the Warriors stadium would likely provide a pivot to help realize such connectivity.
- The entire area encircled for this expansion plan should have high-rise mixed-use developments with storefronts/restaurants on the street level and apartments above. The only exception is the stadium, the city should facilitate the construction of a permanent stadium. Pacific avenue should be converted to a pedestrian-only plaza. Current residents of the buildings that are to be replaced should be guaranteed spots in low-rent apartments in the new developments (housing assistance during construction). Luxury apartments should be allowed, and unnecessary building requirements /

restrictions avoided, in order to make the developments profitable for developers and landowners without subsidies. Downtown is the heart of our community, but it will certainly die if Santa Cruz is only affordable for rich commuters and retirees. Without large amounts of new housing, Santa Cruz will become more and more unaffordable.

## **Mobility**

- An area that attracts the beachgoers and attracts people from downtown with a combination of multi-modal choices - this area is the missing puzzle piece between connecting the beach to downtown (to help downtown thrive).
- South of Laurel should become an extremely pedestrian oriented area for people to play, shop, live, and relax.
- This should be the primary entry or egress to the beach area/boardwalk probably using Ocean/Soquel/Front which would need improvements. Egress would be preferable with the design of south of Laurel inviting to people leaving the beach/boardwalk to sample a little bit of what downtown could offer in dining and entertainment. The area must be walkable and bike able and one of two public plazas would be needed. High rise housing would be fine in most parts but lots of trees and landscaping would be needed to keep the area inviting to both residents and tourists.
- The south of Laurel area needs to connect to the beach and wharf and make the area an exciting place to work, visit and enjoy Santa Cruz. Make it an extension of the downtown from the top of Pacific Avenue/Front Street to the beach and wharf.
- A safe and clear path from the beach to Downtown with a Warriors Arena.
- Open walkable to the wharf, beach.
- An area that adds to and enhances the downtown area and allows people to both spend time at the beach, but still conveniently get back downtown. The trolleys were a wonderful addition during the summer. I know many feel that only tourists / visitors go to the Boardwalk, but locals do to.
- I would like to have wide, clean sidewalks, and less traffic on game days. Parking is important.
- There should be a better looking gateway from downtown to the boardwalk/beaches. A new Warriors arena included on that path would be amazing.
- Beautiful gateway to the beach area.

- I support renewed life in this area with housing and retail. HOWEVER, this will only work if the City can resolve the beach traffic gridlock in the summer time.
- I think it is a great opportunity to continue the connection from Downtown to the Beach. If we have a high housing population in this area, people can travel easily between the two for work and leisure. It is a great middle ground location.
- I believe we need more affordable housing for students and young working professionals. The housing in Santa Cruz is very old and outdated and expensive. It would make more sense to have expensive housing if there were plenty of dining and entertainment attractions nearby but there isn't much to offer at the moment. Downtown Santa Cruz should be a tourist friendly attractive place where people have a fun and safe place to eat, drink, and spend time. There are several places that the homeless population currently loiter and it would be helpful if there was one place (preferably not near businesses or the heart of downtown) where they can get shelter and food instead of trying to sleep near our businesses.
- I would like to the South of Laurel Area as a vibrant mixed use neighborhood connecting Downtown to the beach area. I would like to see an attractive walking experience with tree cover and public spaces. The expansion plan should also anticipate rail transit and or trail access along the rail corridor through downtown and provide appropriate zoning and development to accommodate density around the rail corridor. There is really not much reason to have industrial uses in this area and they should be allowed to develop into mixed-uses and residential around transit/trail.

### **Safety / Aesthetics**

- Inclusive space, where all community members feel safe. increased investment and revitalization, continue to focus interventions, rather than displacement, on most marginalized and vulnerable.
- Clean streets nice shops free from homeless camp outs.
- Less homeless = less car break-ins and other associated property crime (I'm sure you're sensing a theme in my feedback by now).
- A safe, clean area to shop, have personal services, eat, and live. Clear and safe access to the ocean activities.

## General

- You guys have a chance to do something lasting and great. Don't waste your "shot". Most importantly, listen to people who've lived here 20 years +. We've seen a lot of mistakes, and some lived through a very bad earthquake, forever changing downtown. Also, winter is rough on businesses here. We are moving out of a seasonal-type of economic climate here, but don't forget it.
- I have a strong feeling that this entire "expansion" of downtown is being driven by the Warriors. They obviously have ingratiated themselves in the community. Community leaders should be careful giving in to the team management's demands. I have paid close attention to how cities end up paying for streets improvements, etc. and end up losing a LOT of money. (Recent negotiations in Oakland with major league baseball team, other examples). It was disappointing to read the study done about whether the new arena could also serve as a large concert venue for national acts. Of course neighbors would hate all that noise and traffic. We have to treasure what we have, improve it for residents, not necessarily cater to everyone who would like to move here. Whatever is done should be done with concern for climate change, possible sea-level rise, droughts. Sometimes "less is more."
- Why don't we work on the Beach Flats area too? Connect that direction. That is the way cars come in and out of town. Clean up Beach Flats. Whatever you do, we don't think you should make people sell or surrender their property or change their businesses.
- More of everything! A dense, fresh, walkable area with just as many attractions as North of Laurel.
- Cobblestone streets to allow for more nice walkability. Condos and office space on top of retail/restaurants. maybe a central gathering park-like area. incorporate the levy into the design walking/strolling/cafes along levy.
- Look at how awesome Thrive City is and the adjacent area that are up in SF. It would be amazing to see this type of space here in Downtown Santa Cruz. But we have some other issue to tackle in the process.
- Go up to the University Village development in Seattle adjacent to UW and you'll find exactly what we need to do in this area, supplemented with some complimentary housing.
- Accessible, aesthetically-pleasing, practical, open.
- Create a space that is more inviting and safe. South of Laurel needs a facelift. It has been so run down over the years, but has started to change and come to life and I think the Warriors area is a big part of that. Traffic congestion is also a big problem. Not sure how

to alleviate that with the Boardwalk and Beach so close unless you have large parking structures along the perimeter and good downtown public transportation from parking lots. We like to walk on the levy but it doesn't always feel safe and there are lots of homeless camping along it. I know that is a huge issue and one that the City and County are continually working on.



## Social Pinpoint Comments Map





Something I  
Like

1. Such a cool staircase with great views. Highly underutilized.
2. It's great to have the Warriors arena downtown. Good size venue for this community in a good place. Could use more convenient parking, though.
3. I like the roundabout!
4. I like that the Riverwalk has lighting here.
5. Love firefly bagels! They're the best in town!
6. Encourage more business in this area.
7. Add more mix of hotels, business and housing.
8. Add more multi-level mix-use along this section from Laurel to Sycamore.
9. Point market is a real upgrade to this corner!
10. The most accurate statement in all the comments.
11. Needs more handicapped parking.
12. More housing like this please!



Needs  
Improvement

1. Create a better connection for pedestrians and bikers to get to and from Warriors games. Promote it or give out free tickets or prizes to promote. Work with groups like Ecology Action during bike month or the Coastal Watershed Council.
2. Clearer bike lanes are needed.
3. Whatever is in this space is highly underutilized and almost never visited by the public. Should be better utilized to draw people in.



4. More attention needs to be paid on cleaning up the river.
5. Parking for these businesses seems challenging, would want higher quality businesses to frequent here.
6. The area between the roundabout and Pacific Avenue is bland and ugly. It is breathtakingly uninviting for visitors -- the sidewalk is narrow. There are no trees along the way. There are no businesses worth visiting. The architecture is ugly. A few blocks away, on Pacific Ave or at the Boardwalk, there are pedestrians galore, but NO ONE walks this street. Future development should concentrate on pedestrian-friendly landscaping and commercial development.
7. Add fruit trees throughout the area as landscaping along the streets and the river. Santa Cruz is a garden spot, and visitors and residents should feel like they are in a garden when they walk the streets.
8. Pacific Avenue development should harmonize with the landscaping that exists further north along the street, so that pedestrians feel that there is a continuity along the entire avenue, this inviting them to walk further toward downtown.
9. The city has been unsuccessful for years at integrating the levee area into the downtown environment. The result is that other than a few people walking their dogs, the only people on the river walk are homeless people. What steps could integrate the river walk into the greater neighborhood?
10. It would be great to have a pedestrian easement here just below the arena and before you get to the hillside, allowing pedestrians and bicyclists to go between Front Street and the river, encouraging a pedestrian loop from the trestle along the Boardwalk to the wharf, then inland past the roundabout to the river and back to the trestle.
11. This is a commercially zoned area that might be better off with a different use. If it remains commercial and is redeveloped, it will encourage encroachment on adjacent residential areas and divert development away from a downtown connection. Make it, instead, a playground that complements the field across the street.
12. More trees along this street!
13. When is Santa Cruz going to make north Pacific Avenue into a pedestrian-only area?!
14. Repair the pedestrian walkway that allows people to walk up the hill from Front Street to Beach Hill. It has been closed for so many years that lots of people don't even know it's there anymore.
15. Does anyone ever actually use this street? It would be better if it were turned into a permanent open-air market with stalls along the hillside and pedestrian area where cars are now parked. It would encourage local craftspeople and farmers, and entice locals and tourists to stroll and spend locally. Think of the French Market in New Orleans.
16. The Blight created by homeless encampments everywhere needs to go if any of these projects is to be successful.

17. Improve the walking/biking connections, especially to facilitate crossing Laurel, here on Front and also down on Pacific.
18. I'd like to counter that by saying that I frequently use the path to get downtown on a bike with my kids, free from cars. It's great. A lot of boardwalk employees use this path on the weekend to get from downtown to the Boardwalk area as well.
19. There's literally a playground at Depot Park right next to the BMX Bike Park and at Chestnut Park right before Neary Lagoon. This site is perfect for multifamily housing.
20. Fruit trees are a bad idea. Think of the mess they'll cause on the sidewalks. Other trees, yes, not fruit trees.
21. This whole block needs to be redeveloped. All of the surface parking lots and warehouses are a poor use of space. This should be mixed use commercial/residential.
22. This parcel needs to be rezoned. We should have six story buildings here, whether they're mixed use or a nice hotel with a restaurant.
23. I disagree. This is Beach Hill and Beach Flat residents' egress during congested summer weekend tourist traffic.
24. Downtown should be expanded to the rail corridor to enable transit oriented development in the event a rail and/or trail is developed along the branch line.
25. Expand the boundary to enable redevelopment of the old Homeless Garden Project building at Depot Park. This could be a great community facility or affordable housing site, or both.
26. Consider closing Laurel Street Extension or allowing the Arena to build over the street to maximize use of the site.
27. We need more parking in the Beach area
28. Consider opportunities to provide employee and overflow parking for the beach area. Expand the Downtown Parking District into the Beach Area and build some garages here. It's hard to keep workers who have nowhere to park and can't afford to work locally.
29. Great location for new housing.
30. This is a one way street; we can still maintain access and significantly improve it for pedestrians and bikes.
31. The proposed redevelopment in the South of Laurel neighborhood offers an excellent opportunity to address the gridlock from summer beach traffic (caused by smartphone wayfinding apps) that has ruined the quality of life of residents near the beach and causes many locals to avoid the beach area and Downtown during summer weekends and holidays. It literally takes Beach Hill/Flats residents up to one hour to drive home from the hardware store or Shopper's Corner. See Retractable Bollards Idea.
32. "European cities and parts of the US use retractable bollards to prevent neighborhood cut-through and gridlock caused by wayfinding apps. Use of these bollards on Laurel St.

Extension will benefit the arena development, the Boardwalk, and Beach Hill/Flats residents, as follows.

33. The arena could automatically close off the street during events.
34. Access for local residents and employees of the Boardwalk and beach businesses would be protected.
35. See <https://youtu.be/Okb63flApDY>
36. I completely agree. This path used to provide more direct access between Beach Hill and Downtown, along with safer access for pedestrians crossing Front St.
37. I disagree. Locals need Laurel St Extension to access our homes and businesses, especially during the summer gridlock caused by tourists using smartphone wayfinding apps.



Comment or  
Idea

1. Create safe sleeping program for people experiencing homelessness in City owned lots
2. Place a covered French market - like in New Orleans  
<https://www.frenchmarket.org/shopping/>
3. Move the Arena to the old Walgreens location to a bigger area - maybe adjust roads to make the lot bigger.
4. Add an open-air covered French market - like the French Market in New Orleans
5. Add a Tig/m electric trolley from the clock tower to the boardwalk.
6. Add mix-use housing.
7. Combination RV camping and hotel space.
8. A market like Oxbow market in Napa
  - a. [https://www.google.com/search?gs\\_ssp=eJzi4tVP1zc0TM5JTy8uMsszYLRsNaiwMLAwNTAzTbLwNkwxsUSxtDKoME5JTETMTk1JSrEwTzaxNPXiya9Iyi9XyE0syk4tAQcN8BTOandq=oxbow+marketandrlz=1CDGOYI\\_enUS673US674andq=oxbow+mandags=chrome.1.69i57j46i175i199i433i512j0i512j46i175i199i512.7355j0j4andhl=en-USandsourceid=chrome-mobileandie=UTF-8#wptab=s:H4slAAAAAAAAAONgVuLVT9c3NEzOSU8vLjLLe8RowS3w8sc9YSn9SW](https://www.google.com/search?gs_ssp=eJzi4tVP1zc0TM5JTy8uMsszYLRsNaiwMLAwNTAzTbLwNkwxsUSxtDKoME5JTETMTk1JSrEwTzaxNPXiya9Iyi9XyE0syk4tAQcN8BTOandq=oxbow+marketandrlz=1CDGOYI_enUS673US674andq=oxbow+mandags=chrome.1.69i57j46i175i199i433i512j0i512j46i175i199i512.7355j0j4andhl=en-USandsourceid=chrome-mobileandie=UTF-8#wptab=s:H4slAAAAAAAAAONgVuLVT9c3NEzOSU8vLjLLe8RowS3w8sc9YSn9SW)

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9. Santa Cruz would profit by having an indoor crafts market that would include stalls for individual artists and craftspeople to show their wares -- like a souk. The Walgreens building could serve that purpose.
10. Unfortunately, these ugly buildings and Neptune apartments are owned by a family that never sells. They really are the majority of the eyesore from sycamore to the circle. I have no solution besides \$\$\$ or eminent domain.
11. This point at the intersection of Pacific and Front should be a five story or higher 4 star or higher hotel—Marriott, Hilton type branded. Or a boutique hotel. This is the crown jewel in the entire overlay district and Greg Would sell if we found a convenient place for his Engine Room.
12. This area really needs to be redeveloped into mixed use multi story retail and housing.
13. This entire area bordered by Laurel/front/pacific/sycamore should be developed as a “sports village” with restaurants, bars, other retails and market rate housing only. “Affordable housing” should not be within three blocks of our major tourist attraction—the wharf and main beach. Smoke space fir affordable housing is available in Live Oak and redeveloped Beach Flats/lower ocean.
14. The Boardwalk Company should pay half of transportation improvements since they will profit from easier access and less traffic, even though they surely profit from their extensive parking lots. Maybe one day those big asphalt lots could be converted into a park at the juncture of the river and the bay.
15. We have too many bars already. The last thing we need is a bunch of rowdy sports fans getting drunk in a place where nice new housing will be.
16. There are not enough real art gallery spaces. Maybe an artist’s co-op. A Maker Space?
17. Affordable housing is great. People that work here in service sector jobs shouldn't have to pay gobs of money for housing. It's good when we put in deed-restricted affordable housing -- it leaves more money in the pockets of those working here, allowing them to spend more money locally. It's a win-win. At the same time, yes also build market-rate housing, but don't throw out affordable housing. It's good.
18. Looking at this map, it's more obvious that the two parking lots on either side of the current Credit Union building actually are large enough to put affordable housing there — instead of the city making them available to an out-of-town developer for a luxury hotel.
19. Give the downtown Farmers' Market a permanent home with good infrastructure in its current lot here, and transform this parking lot into a green civic commons for locals and visitors alike. It will enliven the surrounding streets and whole downtown and give us a

- beautiful central place to meet, play, have fairs, festivals, music and art events.  
<https://civiccommons.us/> and
20. <https://medium.com/reimagining-the-civic-commons>.
  21. The Arena should have multiple uses not just the Warriors. Consider adding an ice rink (there isn't one on the whole Monterey Bay) or other facilities that can be used when basketball games aren't happening.
  22. A hotel on an intersection like this creates problems. First, the parking needs of a 5 story hotel would be pretty big. Plus, there's no indication that Santa Cruz's tourist industry would support such a large hotel, especially when Air B&B is challenging the industry. Most important, hotels and motels create what's almost a desert of inactivity. People come and go from the motel parking lots, but there's zero pedestrian traffic or any other activity around motels. They create dead zones.
  23. Center Street is intended to be a connector to Downtown in the Beach and South of Laurel Plan, we really should consider making this a beautiful sidewalk promenade leading to the Beach.
  24. If the intent is to maintain the single-family character of this area, can we create a form based code overlay to allow for more inviting uses on Center Street? Commercial uses with food, tasting room, small brewery, etc.?
  25. European cities and parts of the US use retractable bollards to prevent neighborhood cut-through and gridlock caused by wayfinding apps. Use of these bollards on Laurel St. Extension will benefit the arena development, the Boardwalk, and Beach Hill/Flats residents, as follows.
  26. The arena could automatically close off the street during events.
  27. Access for local residents and employees of the Boardwalk and beach businesses would be protected.
  28. See <https://youtu.be/Okb63fIApDY>"



Mobility  
Connections

1. There should be an easier way to get from the levy path to the bridge.

## Social Pinpoint Ideas Wall



1. Housing units limited to 3- and 4-story buildings. The area seems desirable for market-rate housing, or even luxury units. Would like to see distinctive architecture styles, not the generic buildings that are being built everywhere! Perhaps avoid concrete - use timber. Not more and more studio apartments! Not everything has to be for low-income people, once the state requirements have been met. Allow plenty of space between buildings for light and air. Green space, trees, landscaping.
2. Take the section of Front St that connects 3rd St and Beach Hill with the area north and get rid of the cars and parking. It's an odd connecting street that only a tiny number of local residents use, because it barely connects anything with anything, but it has a great view of downtown. Put open-air stalls on the side along the hill, and make the current angle parking lane into a pedestrian walkway. The stalls could be used by local artisans to sell to locals and tourists.
3. The roadway that connects the roundabout to Pacific Ave and Front St is ugly and unused. The architecture is ugly, and the businesses are not taking advantage of the location. Putting more motels or housing along that strip will discourage a connection between downtown and the beach. Instead, add better pedestrian landscaping -- wider sidewalk and more trees! -- and emphasize ground level commercial development, with housing on upper floors and parking tucked in back where it won't interfere
4. This is slightly outside the geographical scope, but what about improvements to the area on either side of the railway line that is on the other side of the soccer field? It's a long strip that could be improved with good landscaping and turned into a long parkway, without losing the rail line. The area just across the street is high density apartments with LOTS of kids who could use a few slides and swings near their houses.
5. Increase heights to at least seven or eight stories. Build enough housing for everyone who needs it.
6. Expand the Downtown Area to the rail corridor to allow Transit/trail oriented development. There are a lot of old warehouses and commercial that can be redeveloped into more contemporary uses there too.

7. Require building features and architecture that is artful and not just using blank wall materials. Create a diverse palette of architectural features/styles from which developers must use at least a certain number (3 perhaps) of feature types.
8. Allow redevelopment of the old warehouses and commercial buildings north of Depot Park.
9. We need higher density in order to meet State RHNA targets, limiting buildings to 3-4 stories prevents that from happening. If we want to be a more walkable and transit oriented, we need a population that can support those services and stimulate businesses as well. When we have a population that can get everything they need by just walking to services, we then become a more sustainable community.



1. Encourage ways to get to the area WITHOUT cars or new parking structure. (If Warriors want to provide parking, they should build something that could be shared with the city but pay for it themselves. I believe sports teams have plenty of money.) Hotels should provide shuttles, with guests parking at a remote location. (county building parking lot?) Metro bus system is inadequate and should be improved. Provide bike parking, e-bike sharing program though not everyone can ride a bike.
2. Add a Tig/m double-decker electric trolley from downtown to the boardwalk.
3. There is an abandoned pedestrian walkway that connects 3rd St on Beach Hill to Front Street at the bottom of Beach Hill. It's been closed for years, to the point where most people don't even know it's there anymore. Repair it and re-open it.
4. So much this. We need easy simple transit like trolleys.
5. The county should build a parking garage at Ocean and then provide shuttles into downtown and the beach.
6. Please do not close any streets permanently. Please include parklets for restaurants to exist under certain restrictions: rent must be paid by the business and more strict design standards must be put in place.
7. The project area can be significantly improved and be made an attraction for events and living.



8. Please be sure that businesses that will be replaced are treated as assets, not problems to be overcome."
9. Better and more inviting pathways for walking and biking between downtown / upper Pacific and the beach, boardwalk, and wharf, and the riverwalk too. They're all actually very close to each other, but with the car-centric infrastructure and streets that we have now, it isn't necessarily apparent how near they are and it doesn't feel so safe or pleasant to walk / bike those blocks. Some intersections feel particularly dangerous to walk or bike.
10. Support development along the rail/trail corridor. Build both if possible.
11. We need the parking district to expand to the beach area and parking garage(s) for area workers. Many smaller businesses have a hard time retaining staff at the Wharf and Boardwalk area, because they live outside the area and have nowhere to park affordably.
12. Repair and reopen the stairway paths to beach hill.
13. Make sure the future arena connects with the Riverwalk like the other projects on Front St will
14. Future development should try to create a pedestrian connection to Center St from Sycamore/Cedar St's. Perhaps there is an opportunity to use the old rail line behind Ocean Pacific Lodge, if that ever redevelops, or the Scott's Autobody site.



1. No chain restaurants! Encourage types of cuisine that we don't have here. No chain clothing stores. Quality goods, not cheap junk. Stores that provide goods that people NEED, rather than us having to drive to San Jose to get a decent selection. (electronics, appliances, furniture, clothing). Not a bunch of tourist souvenir stuff made in China. Provide shops where local craftspeople and artisans can showcase their work.. A food hall would be great! So many other cities have them.
2. Health-oriented complex, with spa, hair salon, massage, yoga studio, physical therapy, etc. Affordable prices; maybe some sliding scale for low-income folks. Bike share (regular bikes and e-bikes) shop. Bike repair shop, bike sales. Drop-in "Maker's" studio. Rehearsal space for musicians/recording studio.

3. A place where young people can hang out, play board games and "table games," have non-alcoholic drinks and snacks.
4. This area will need a grocery store so it is not a "food desert." A medium size store, but good quality and prices (I.e. not a 7-11). It could be very handy for new and existing residents as well as beach visitors or workers.
5. It should be a big grocery store on the ground floor.
6. With more people living in the area, this will become even more important. Lots of visitors end up staying in this area as well and they would take advantage of it too.
7. Provide not just ground floor commercial and retail, but high amenity office in the area. We need a day time population of workers as well as visitors to sustain that ground floor commercial.
8. Can we please require all hotels and visitor serving uses to require sidewalk ashtrays/disposal containers? I owned a business in the Beach Flats for five years and I was very thankful for the seasonal visitors, but every day I saw multiple people standing on the sidewalk of the hotels smoking cigarettes and disposing directly into the drains. If we are going to expand and connect Downtown to the Beach and South of Laurel, we need to maintain our beaches and sidewalks from litter.



1. Limit height to 3 stories, maybe 4. Enough with trying to cram as many people into a building as possible. More 2-bedroom units. Attractive design, not "cookie cutter" ugly generic buildings. Quality materials. A location near the beach will likely appeal to higher income levels, and there's nothing wrong with that.



1. "Walkways, landscaping, work by artists incorporated into the infrastructure (benches, lighting). No glaring lights at night. Trees!!
2. Community gardens. Playground or places for play - basketball court, bocce ball, mini golf. Welcoming for all ages - seniors to kids. Some cities even let kids help design play spaces! Get the community involved in the actual construction. Definitely a shaded area and stage for performances, while respecting neighbors (sound level). Staffed public restrooms."
3. Would love to see more connections to the river and Riverwalk!
4. Add a lot of public bathrooms downtown - like the Portland loo.
5. Plant more trees to encourage pedestrian use. And make them fruit trees: citrus, avocado, apple and on and on. Remind visitors and locals that we are an agricultural paradise.
6. There should be multiple Wi-Fi hot-spots throughout the area for public use.
7. Include small plazas and setbacks on larger lots to create places for activity and people.



1. This is an opportunity to demonstrate that Santa Cruz is truly on the "cutting edge" of planning, regarding climate change and economic opportunities for community members who are usually left out of the "vision." We can provide opportunities for women-owned and minority owned businesses. Please explore what forward-thinking visions are put forth by organizations like Strong Towns, Congress for the New Urbanism (<https://www.cnu.org/publicsquare/2021/11/05/not-hard-design-great-public-space>) etc.

2. How is this going to be paid for? The city can't even maintain the facilities we already have. The Civic Auditorium needs \$20 million to improve it.
3. Yes! Lots of truly valuable info here too: <https://www.strongtowns.org/>

## **Appendix A : Community Workshop Flyer and Q&A Report**

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# Downtown Plan Expansion Project



The City of Santa Cruz is at the beginning of a planning study to consider future development in the area south of Laurel Street. At present, the City goals are:

- 1) Providing additional affordable and market-rate housing in the downtown,
- 2) Creating public amenities like plazas and transportation route,
- 3) Improving the connection to the San Lorenzo River and beach areas, and
- 4) Creating new economic opportunities for local businesses and workers.

Another catalyst for this effort is a desire by the Santa Cruz Warriors to construct a new permanent arena in Santa Cruz.

**We want your input** in creating a common vision for the area south of Laurel. Your participation will help to shape new development in the area over the coming decades and ultimately lead to a set of City policies, development standards, and design guidelines that will become part of the existing Downtown Plan.

## How to Get Involved

### Community Survey

Let us know about how you currently interact with the downtown and what you'd like to see happen south of Laurel.

### Ideas Wall

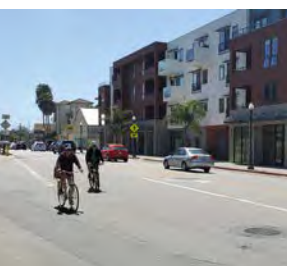
Post a comment or join an existing discussion.

### Interactive Map

Place comments directly on a map of the project site and greater downtown area.

Further information and links to the above can be found at:

<http://cityofsantacruz.com/downtown>





Questions and Answers Report

**Topic: Downtown Plan Expansion: Community Workshop #1**

Webinar ID: 827 5773 3716

Actual Duration (minutes) 95

Actual Start Time: 11/13/2021 9:45:00 AM

Number	Question	Asker Name	Answer(s)
1	How much additional water will be needed for the new construction?	Laura Lee	That will depend on the uses and the intensity of new development, which has not been established yet. The City Water Department predicts 18% population growth over the next 25 years, with a very moderate 4% increase in total water demand over that same period. In general, as Bill mentioned, new development is significantly more water efficient than existing development.
2	There already was some pushback regarding drawing the boundaries, when the Planning Director told Council that in order to save time, there would be less input from the community. You show new boundaries have been drawn - how did that come about? Community dialogue or Planning Dept. decision?	Anon	live answered
3	Will the market analysis be made available on the city's web page? I have already seen the market analysis for potential uses for the Arena	Anon	live answered
4	I have my hand raised. Can you see it?	Gillian Greensite	live answered
5	How many people are on?	Darrius Mohsenin	live answered
6	Where are you proposing steams to be built?	Darrius Mohsenin	I'm not sure what steams are?
7	How is all this going to be funded?	Anon	We have a grant from the Association of Monterey Bay Area Governments (AMBAG) through the Regional Early Action Planning Grant program.
8	what is the FAR density and height now and suggested with the change in future?	CANDACE	We don't have a suggested change at this point. The current FAR is 3.5, which isn't accommodated by the existing height limits.
9	Front Street is a crucial artery for folks living in the West Cliff neighborhoods. Weekdays things are great, but of course there is a lot of stalled traffic on sunny weekends. With the proposed construction at the corner of Bay and West Cliff, I hope further development along Front won't increase traffic problems for residents from the Lower Westside to downtown via Front St.	Dennis Hagen	live answered
10	El Palomar is the highest building Downtown at 94 ft.	CANDACE	live answered
11	Traffic Studies...are they planned - when and what alternatives are their for residents during weekends and peak events? There needs to be safe alternatives for emergencies.	CANDACE	live answered
12	What is FAR now in that area?	CANDACE	live answered
13	It does not make since that we are in a major draught and then state there is not an issue with water supply. Please address this inconsistency	Laura Lee	live answered
14	Although I like the idea of an "arts and entertainment district," because it's been proven that such districts can revitalize a downtown, one concern is that that will gentrify the larger area, perhaps eventually driving out Beach Flats residents. Additionally, we already have a kind of entertainment district downtown, with the Catalyst, Civic Auditorium and Kuumbwa Jazz Center (sadly, other venues no longer exist, such as Palookaville). Any venues in this new area should not negatively impact the existing venues. (The Civic needs renovation and is a local treasure, or could be)	Anon	live answered
15	Thank you but couldn't you choose topics without amendments?	Gillian Greensite	live answered
16	When will you present before and after comparisons for residential capacity, including what the result could be with application of State Density Bonuses? Can you provide visuals at that time showing height possibilities so that the community can know what is being proposed?	Lira Filippini	live answered
17	Thank you for this forum! To your question about walking/biking from downtown to this area: I do walk/bike here and there are many areas where one feels like you are competing with cars - Front St by and past the arena, the roundabout, crossing major streets like Laurel, and even within downtown. I would love to see more walking/biking friendly and even more traffic restriction/redirection or public transit to get from/to tourist areas.	Janine	live answered
18	As someone who lives in the downtown residential district (Washington Street near Laurel), I agree with Gillian that height limits are critical, especially with the density bonus. A height step-down from the downtown core to the beach makes sense visually and for quality of life near the ocean.	Gerry Mandel	A height step down is a possible option. Thanks for that. We'll be sure to analyze options.
19	I agree with the above comment, requesting "story poles" on the development sites, to more accurately show the massing of buildings.	Anon	live answered
20	On new computer and can't figure out how to unmute myself and remute when complete?	CANDACE	live answered

Number	Question	Asker Name	Answer(s)
21	My questions keep getting bounced out. Third try. Is the current BSOL plan being considered which studied this density and height for future development. It states higher densities towards the River bend and REDUCED nearer the conservation district. Will this tapering down heights and densities be kept in the review process?	Anita	live answered
22	I would HOPE that development will affect existing businesses! The Asti. The anarchistic corner...	Darrius Mohsenin	live answered
23	Creating new public open space is a welcome suggestion, something many cities are doing. Will this be public space, private space, or some sort of public/private partnership, to provide maintenance, security, and "activation" (i.e. programming)?	Anon	live answered
24	Every time the slide changes, it bounces me out of the Q&A and loses my Q. May have to participate on website.	Anita	live answered
25	If Cedar St. has a 50' height limit, how can the new Library Mixed Use project exceed that?	Anon	live answered
26	This area (close to beach) seems to warrant market rate housing. Then perhaps not required to build higher.	Anon	live answered
27	I strongly support the creation of new housing (both affordable and market) south of Laurel along with a sporting and performance space (arena and entertainment venue). As an operator of businesses both downtown and in the beach area I agree that some people only want to visit the beach, however many people arrive via Ocean St and simply don't know that our downtown exists. When I walk from downtown to the beach I'm always a little surprised by how short the distance is yet psychologically the separation seems much greater due to the rather strange way the two areas are connected. Looking forward to study around how this area can be made more friendly for hiking/walking.	Zachary Davis	live answered
28	Will a cumulative Traffic Study be done that captures all the large projects coming in downtown? These 3 streets Front, Pacific, Center are main routes for residents to get to and from home, and huge gridlock today during most of year. Not everyone can walk or bike	Anita	Will a cumulative Traffic Study be done that captures all the large projects coming in downtown? These 3 streets Front, Pacific, Center are main routes for residents to get to and from home, and huge gridlock today during most of year. Not everyone can walk or bike
29	There's no audio for last couple mins	Anita	There's no audio for last couple mins
30	One hopes a "No Plan" alternative is an option	Gillian Greensite	That is typically one of the options.
31	No video either	Anita	No video either
32	How do we build larger modern units for families?	Kyle Kelley	live answered
33	High rise buildings have been deemed actually quite bad for climate change. So glad you brought that up Sarah. We should limit height to combat climate change: <a href="https://theconversation.com/cities-and-climate-change-why-low-rise-buildings-are-the-future-not-skyscrapers-170673">https://theconversation.com/cities-and-climate-change-why-low-rise-buildings-are-the-future-not-skyscrapers-170673</a>	Lira Filippini	live answered
34	Traffic will just get worse unless there is a much improved bus/public transportation system. The Boardwalk has a huge surface lot (or more than one); if a parking structure is going to be part of the expansion, it should be a cooperative venture, between the Boardwalk, Warriors (both will benefit), and the City.	Anon	live answered
35	The Beach/South of Laurel Plan is 23 years old. Passed in 1998	Gillian Greensite	live answered
36	Mindful of the relative time frames of the two projects (Downtown expansion & multi-family residential objective standards), I would like to encourage the City to think comprehensively about the work. Specifically, I would like to know whether Staff will explore the opportunity this Expansion presents to relieve some of the currently-being-discussed intensification of areas outside of downtown (such as Mission, Water, and Soquel)? My personal goal would be to be able to "hold" development on "corridor" sites that are adjacent to single-family zoning to 3 stories / 36 feet, to avoid the unfortunate health and privacy impacts of taller building on our existing neighborhoods. This would seem to reflect or rhyme with Staff's stated goal to preserve the residential neighborhood immediately adjacent to the target Expansion area.	Doug Engfer	live answered
37	This proposal really calls for a competent developer to assemble parcels together to create a sports village. I am already in discussions with a developer to contribute property and there IS interest among other property owners.	Darrius mohsenin	live answered
38	Here's an interesting study (out of the UK) exploring the total life cycle climate impacts of different density profiles. Net-net: Think Paris not NYC for least climate impactful urban development. <a href="https://theconversation.com/cities-and-climate-change-why-low-rise-buildings-are-the-future-not-skyscrapers-170673">https://theconversation.com/cities-and-climate-change-why-low-rise-buildings-are-the-future-not-skyscrapers-170673</a>	Doug Engfer	live answered
39	Response to Doug. This area also is adjacent to single family homes.	Gillian Greensite	live answered
40	Suggesting luxury housing would seem to be met with community outcry! But not all housing needs to be low-income.	Anon	live answered
41	Kyle Kelley's question is very important. Hope you can incorporate this sort of incentive while keeping FAR within what will be healthy for the community. We need to accommodate families, not just SRO (single room occupancy) units.	Lira Filippini	live answered



Number	Question	Asker Name	Answer(s)
42	There are few comments suggesting we could be like Paris, so let me add this: "The City of Light became the City of Bike, and U.S. cities should take notice". <a href="https://archive.curbed.com/2020/1/15/21065343/bike-paris-cycling-anne-hidalgo">https://archive.curbed.com/2020/1/15/21065343/bike-paris-cycling-anne-hidalgo</a> .	Janine	live answered
43	B/SOL calls for new housing in this area to be for families with 2 to 3 bedrooms. Will that goal be retained?	Gillian Greensite	live answered
44	How can we decrease Vehicle Miles Travelled (VMT) so that we're lowering overall greenhouse gas emissions as part of our plan?	Kyle Kelley	live answered
45	A higher class hotel would help upgrade the area.	Anon	live answered
46	I fully support more housing and economic development in South of Laurel. Is solving the EXISTING summer weekend traffic gridlock a priority in this plan, along with the additional traffic that will be produced as we increase the residential and visitor population in this zone? What's the plan to divert beach-visitor vehicular traffic away from this area so the redevelopment can thrive? VMT may discourage new residents from driving, but it will not keep beach visitors from clogging up neighborhoods with their cars.	Jim Sandoval	live answered
47	What Sarah is describing is EXACTLY what needs to happen! A new comprehensive vision of what we want Santa Cruz to be in the future!! Why put that off? Decision will be irreversible!	Anon	We do this every time we write the General Plan. We have a current 2030 General Plan that the community worked hard on, and that is what we are implementing.
48	Given the persistent homeless problems in the area and immediate vicinity, it's just not an appropriate area for families to live. They're better off with affordable housing elsewhere.	Darrius Mohsenin	live answered
49	There are no schools nearby (walking distance) for families. No real shopping options. The idea that downtown Santa Cruz will "provide everything" within walking or biking distance for residents is a fantasy.	Anon	live answered
50	A third of our town is students so do not forget about them. Housings for those working Downtown would need a significant amount of truly Affordable Housing for Service and Retail workers. Young families will require amenities for children. All of these use case scenarios I do not see being played out over and over with these large density projects.	CANDACE	live answered



# **WELCOME!**

## **Santa Cruz Downtown Plan Expansion Project**

# **OPEN HOUSE**



# WELCOME TO “THE ZONE”

Just a current name to identify the project, “The Zone” is a ~12 -acre area south of Laurel Street.

**What should we make of it?** That’s the question before us tonight.

The purpose of this open house is to **bring the community together** to actively engage in informal one-on-one discussions about the future of the downtown area south of Laurel Street.

Spurred by the City’s need for increased housing and employment opportunities, and supported by the Santa Cruz Warrior’s desire to build a permanent arena, the City is **engaged in a planning process** for the project area that will guide improvements to the public realm, and development of private land.

Over the past six months, the City and our consultant team have been busy at work. This effort has included community outreach by way of an initial “brainstorming” workshop, and an interactive community-engagement website and survey. And **we heard a lot!** From all of this, some concepts and ideas have emerged.

So tonight we want to share our initial thoughts and ideas, and **get your insights and constructive feedback**. Equally important, we want to hear **about your vision**, and what approaches our community should pursue.

Your journey into “The Zone” begins with a **four-minute video “fly over” of the project site**.

Next is the **Project Overview** station where you can learn about the project objectives, work program and schedule, and further opportunities for dialogue.

From there, you are invited to visit **six topic stations**:

1. **Circulation & Streetscape** looks at improvements to the movement of pedestrians, bicyclists, and vehicles.
2. **Beach Connectivity** explores options for getting over and around Beach Hill to the Pacific Ocean.
3. **Arena & Civic Spaces** considers the possibilities in creating a safe, vibrant, and engaging social gathering space for the community, arena events, and visitors of all ages.
4. **Housing** addresses City planning issues associated with housing supply and affordability, downtown housing trends, and the protection of housing rights.
5. **Development Scenarios** explores three options for future private development including the type and mix of land uses, building intensity, and urban design.
6. **Sustainability & Resiliency** looks at future change through the lens of important issues such as river ecology, sea level rise, and infrastructure needs.

## So Let’s Talk!

Time to “get in the zone” and perhaps a little out of our “comfort zone.” Tonight is your chance to be visionary and creative. Think big ideas! And most importantly, enjoy this opportunity to participate in a civic process that will **influence the quality of life** in Santa Cruz and the region for years to come.

Thank you for coming - and a very special thanks to the **Santa Cruz Warriors** for hosting this event.

Kimley»Horn



MATTHEW  
THOMPSON  
ARCHITECT





# Project Study Area





# Work Program

## Project Initiation

- ▶ Kick-off
- ▶ Community Engagement Strategy
- ▶ Digital Engagement Platform
- ▶ Data Collection & Mapping
- ▶ Parking

## Project Discovery

- ▶ Existing Conditions Assessment
- ▶ Market Assessment
- ▶ Community Workshop #1

## Development Scenarios

- ▶ Financial Analysis
- ▶ Development Scenarios Framework
- ▶ **Open House**
- ▶ Joint PC/CC Study Session

## Downtown Plan Amendments

- ▶ Development Standards
- ▶ Design Guidelines
- ▶ Circulation & Parking
- ▶ Streetscape & Open Space
- ▶ Implementation
- ▶ The Downtown – Beach Link
- ▶ Other Amendments

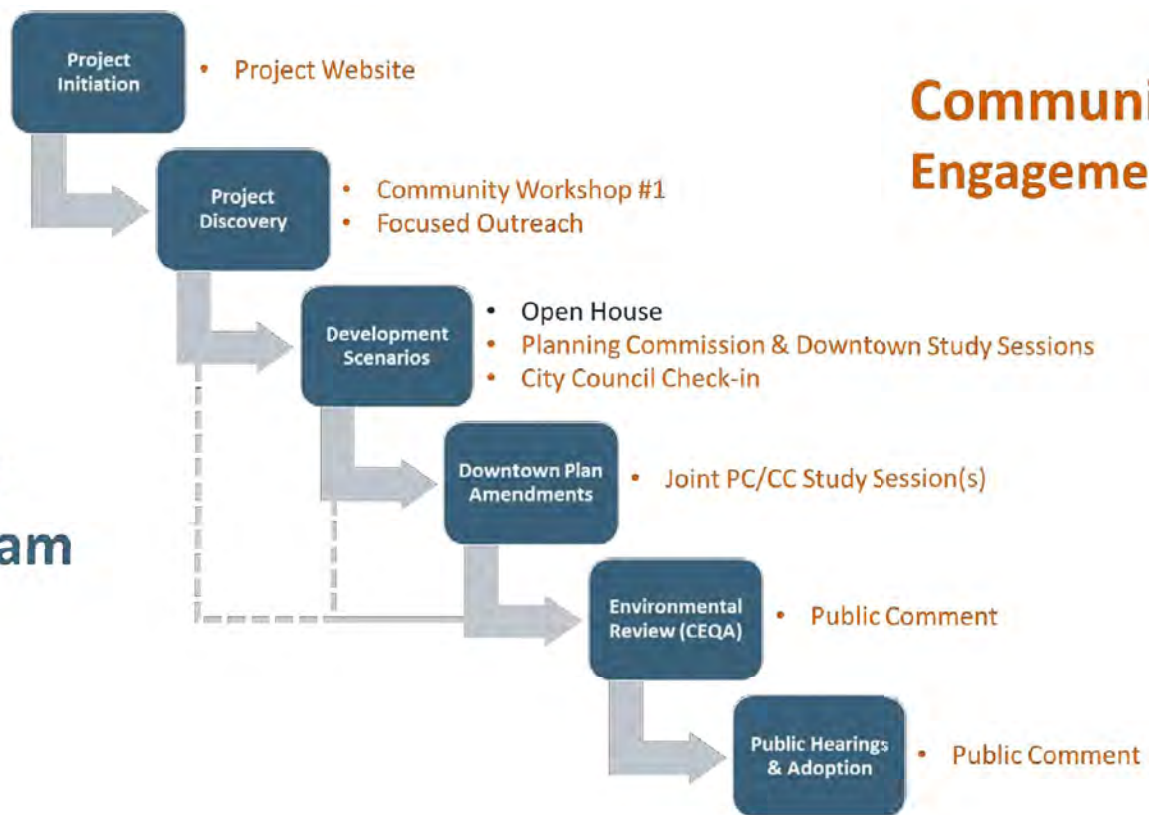
## Environmental Review (CEQA)

- ▶ Subsequent Environmental Impact Report (SEIR) to the previously prepared Downtown Plan Amendments Final EIR

## Public Hearings & Adoption

- ▶ Planning Commission
- ▶ City Council

## Work Program



## Work Program



## Guiding Elements



## Built Form





# Our Three “Big Ideas” Regarding Project Overview

1. This project is the result of decades of plans to better connect Downtown to the Beach and River.
2. Input from the public, Planning Commission, Downtown Commission, and City Council will drive the development scenario studied in environmental review.
3. Project Goals focus on increasing housing capacity and generating new economic opportunities while also planning for development of a new Warriors arena.



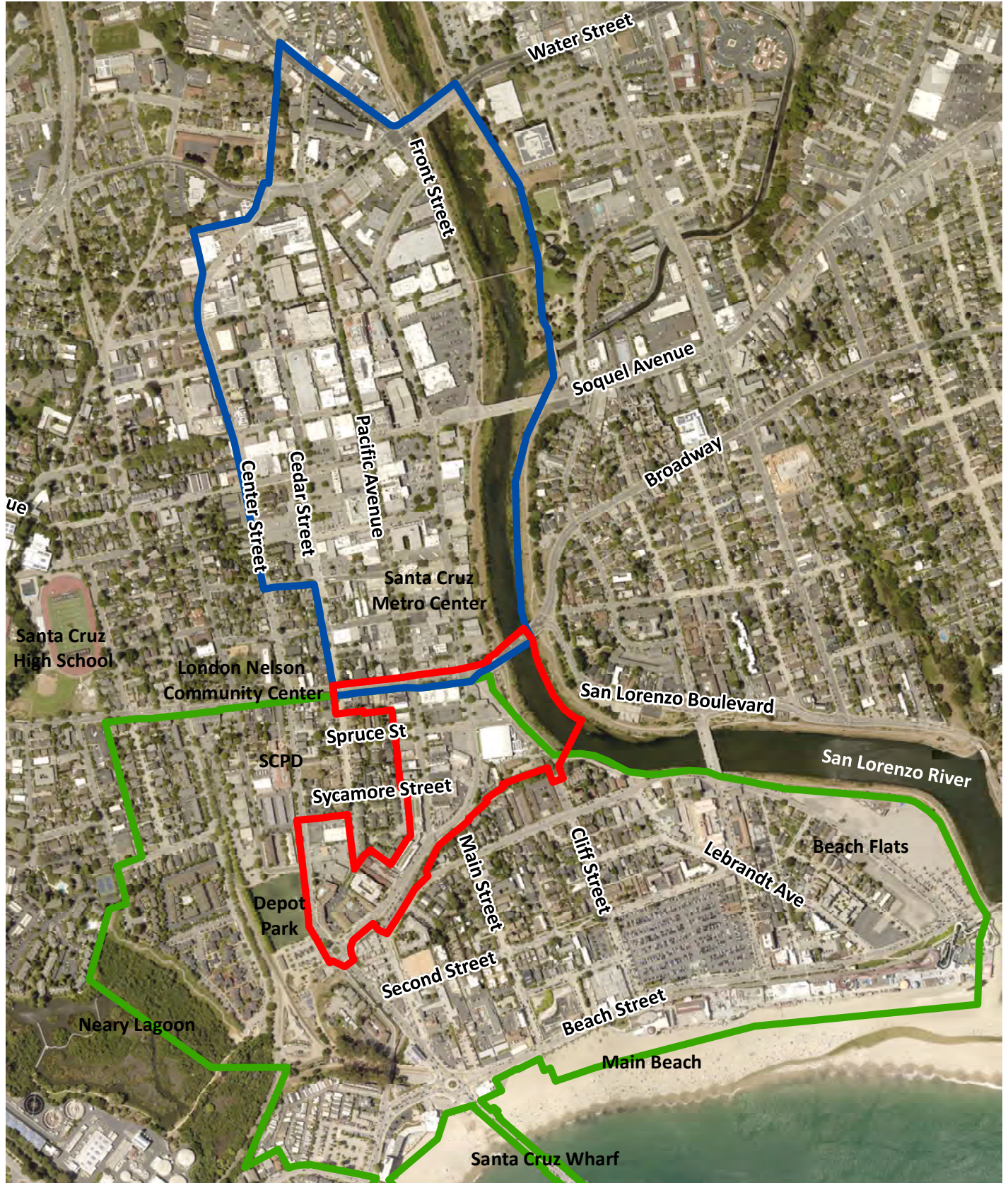


# PROJECT GOALS

1. Increase the **total number of housing** units that can be built in the City by adding capacity for multi-family housing.
2. Create opportunities for **public amenities and infrastructure** including parks, the Santa Cruz Riverwalk trail, or other spaces for community use.
3. **Better connect downtown with the river and beach areas**, which will:
  - a. Give the community better access to the river and beach.
  - b. Help visitors see more of Santa Cruz, including its local businesses.
4. Work with the Warriors to establish design standards and use allowances that accommodate potential **development of a permanent arena**.
5. Create **new economic opportunities** for local businesses and workers.
6. Generate **new tax revenue** for the City.







#### Legend

- ▬ Project Study Area
- ▬ Downtown Plan Area
- ▬ Beach South of Laurel Plan Area





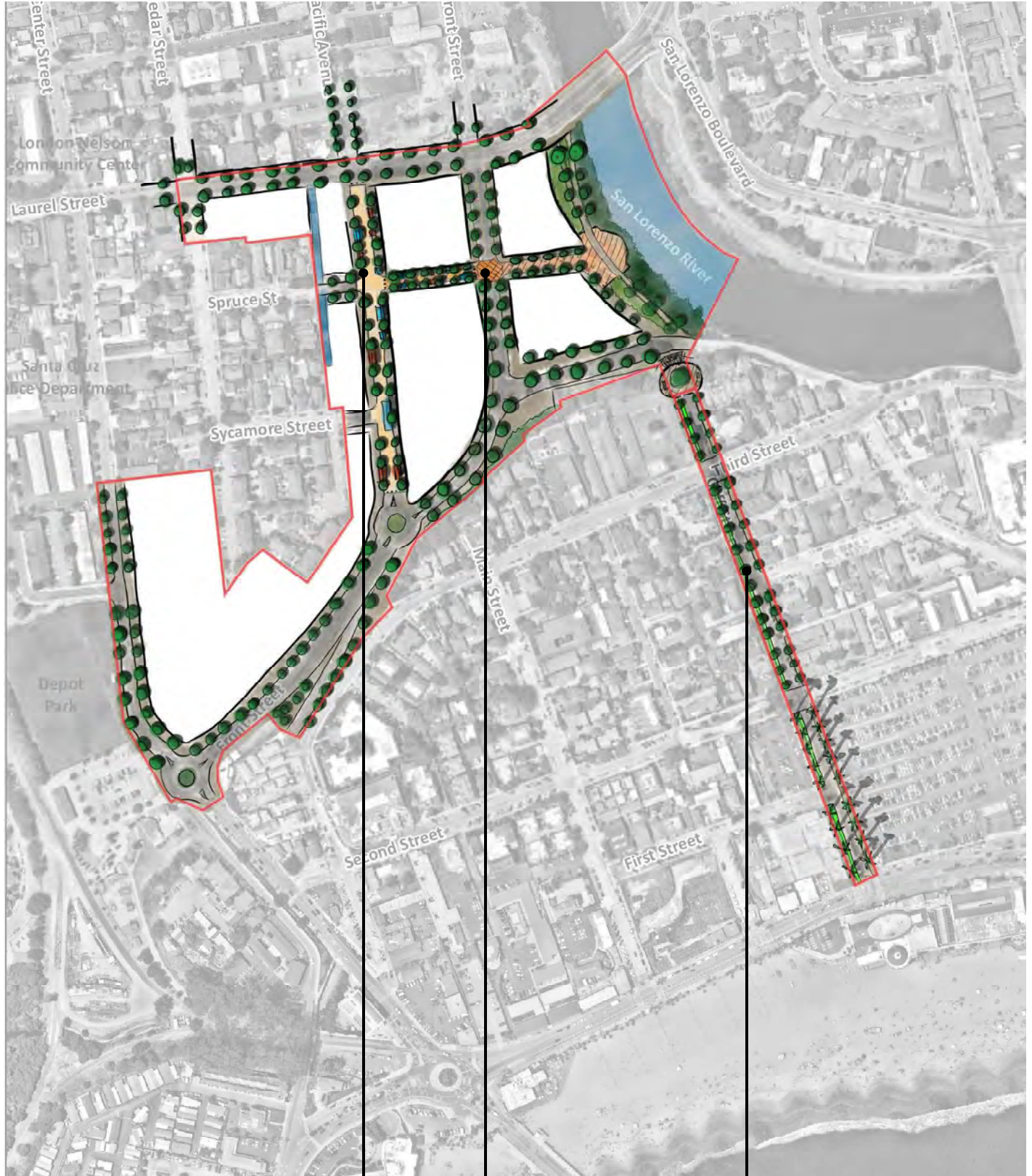
# CIRCULATION & STREETSCAPE



# Our Three “Big Ideas” Regarding Circulation and Streetscape

1. Re-routing the Laurel St Extension could create new opportunities for civic space while maintaining/improving east-bound traffic flow.
2. Incorporating “Flex Zones” on Pacific could allow for a wider variety of events and activities in the area.
3. Maintaining and enhancing existing connections for pedestrians and cyclists is a core component of the plan.





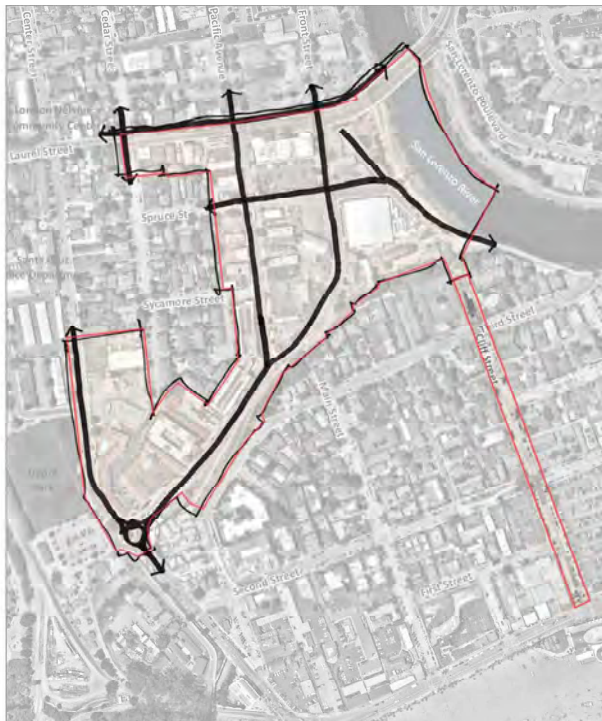
Pacific Avenue retail street  
with diagonal parking  
"Flex Zones"

Spruce Street Plaza  
with enhanced crossing  
at Front Street

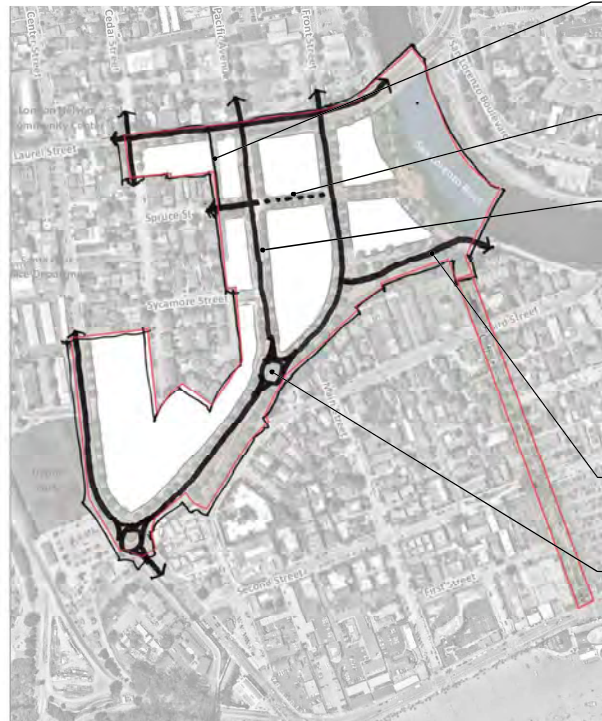
Cliff Street  
enhancements







**Existing**



**Proposed**

New service / access alley to avoid curb cuts on Pacific Avenue

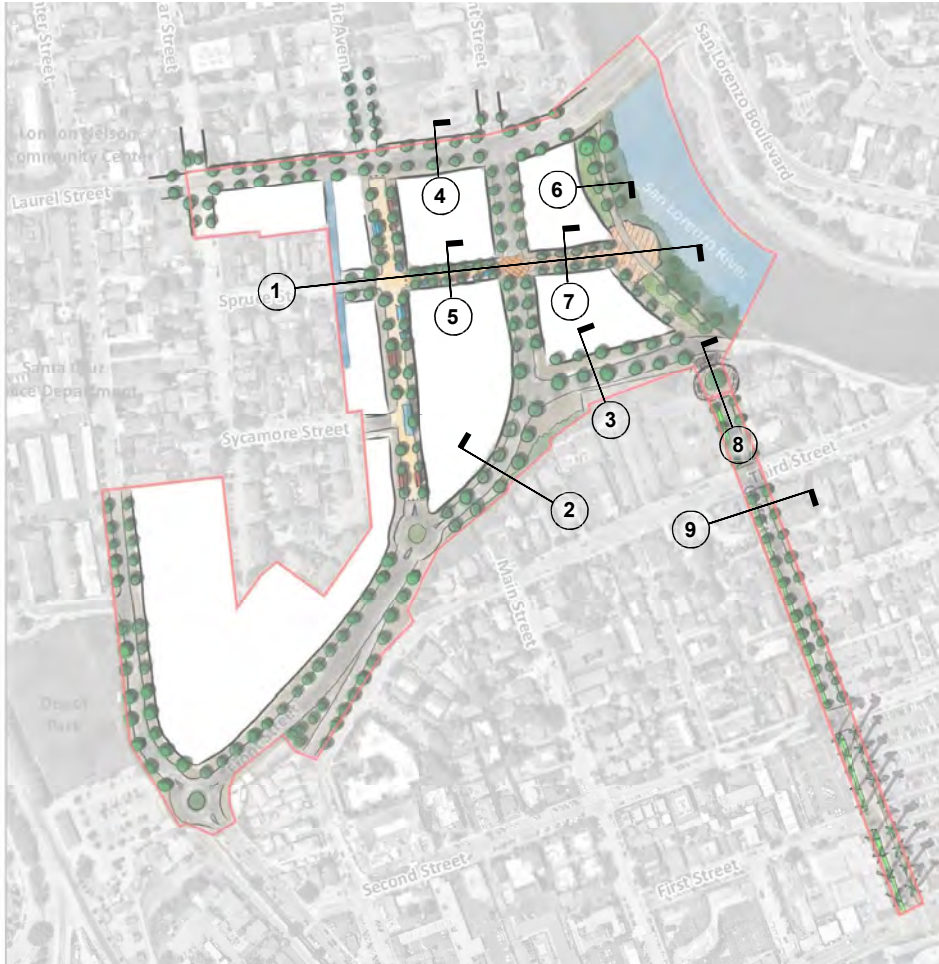
Spruce Street partial / timed street closure creates

Pacific Avenue improvements: Shared street and "Flex Zones" with possible street closures during events

Realign Laurel Street Extension

New roundabout

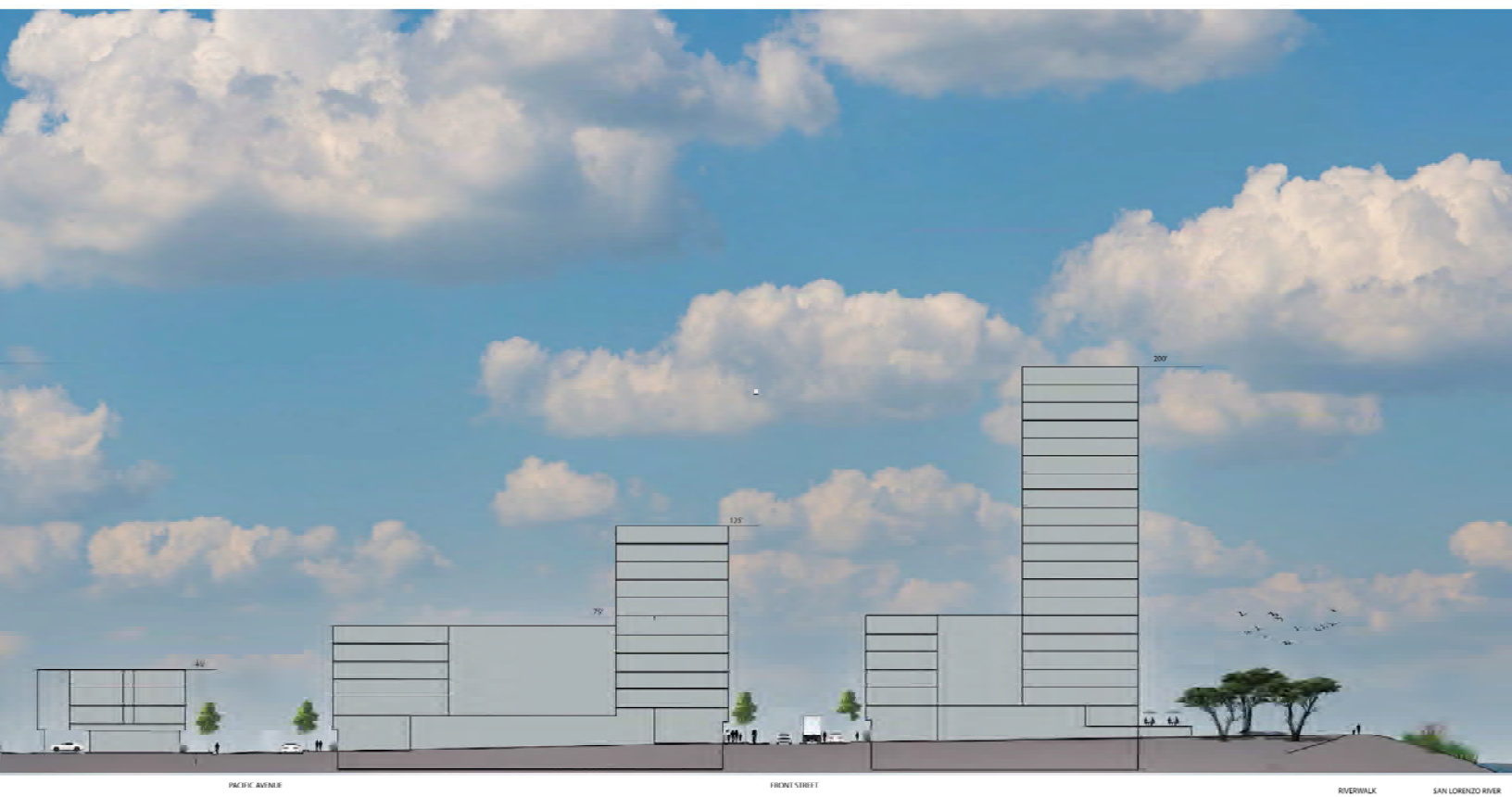




DOWNTOWN PLAN EXPANSION

SECTION KEY



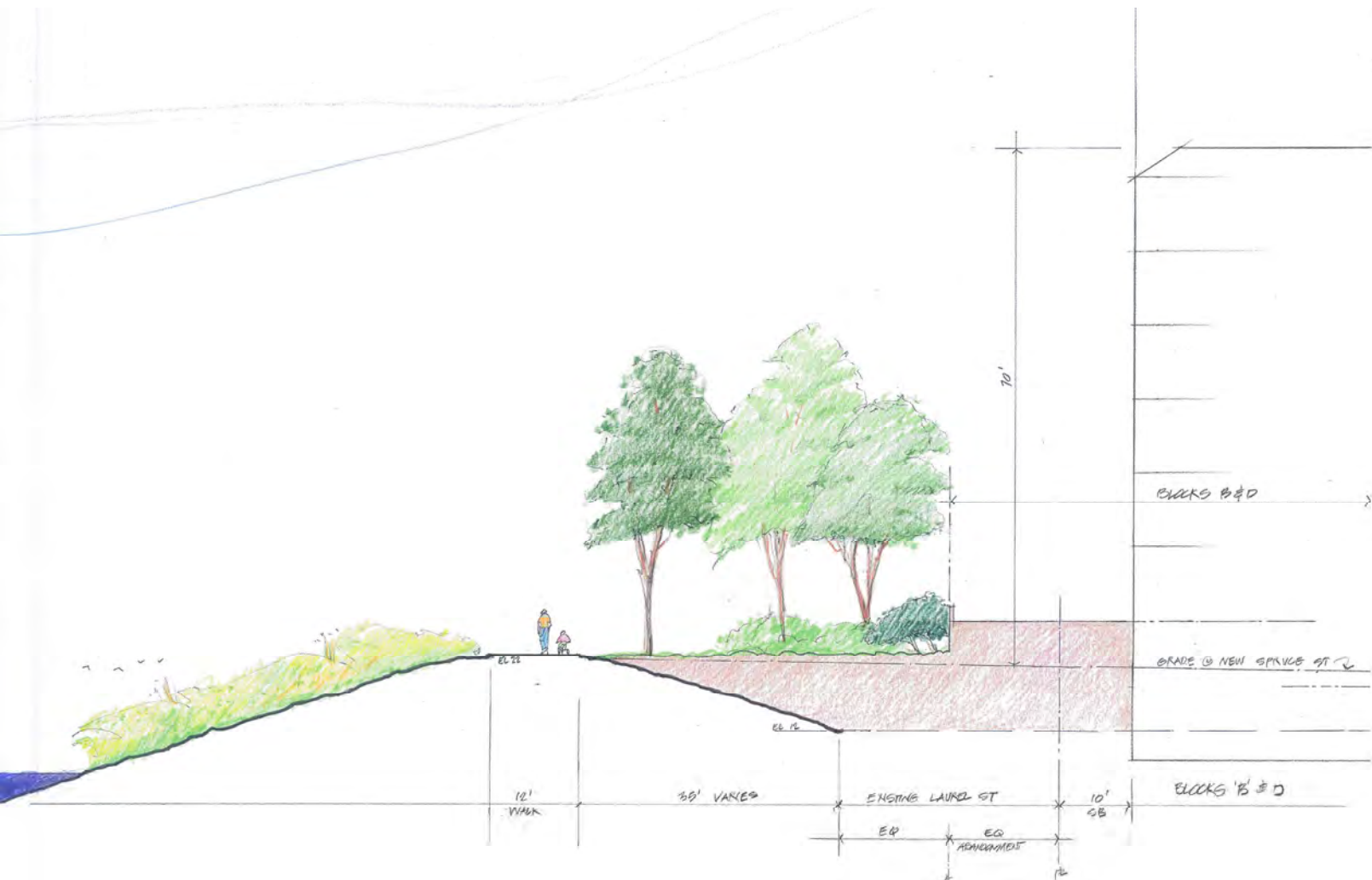








SECTION 5 SPRUCE ST. BTWN PACIFIC AV. & FRONT ST.



# BEACH CONNECTIVITY



# Our Three “Big Ideas” Regarding Beach Connectivity



1. This project is the result of decades of plans to better connect Downtown to the Beach and River to unify two key points of attraction in the city.
2. A better connection supports the economic health of the city by bringing more beach visitors downtown to support local businesses.
3. Improved connections create a more engaging and accessible pedestrian experience and provide the opportunity for additional civic spaces like a lookout area at the top of the Beach Hill stairs.







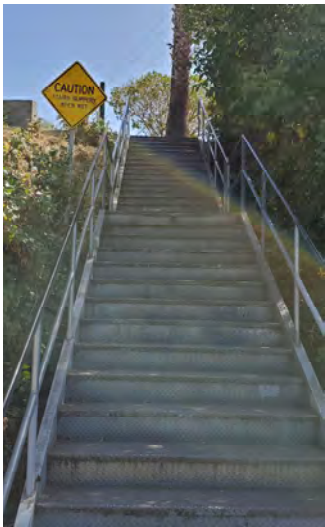
**Top of the Hill**  
"Cliff Street Overlook"

-  **Around the Hill**
-  **Over the Hill**



DOWNTOWN PLAN EXPANSION

**BEACH CONNECTIVITY ROUTE TYPES**



DOWNTOWN PLAN EXPANSION

CLIFF STREET





Cliff Street Overlook with stair connection down to levee trail

Cliff Street enhancements; Create a ceremonial connection between overlook and Beach Boardwalk

Beach front transition; Streetscape with palm trees approaching Beach Boardwalk



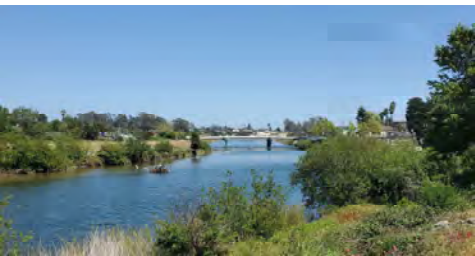
# SUSTAINABILITY & RESILIENCY



# Our Three “Big Ideas” Regarding Sustainability and Resiliency

1. New development can incorporate mitigation measures to increase resiliency of the project area and help protect neighborhoods beyond.
2. New development is very water efficient. The City’s Water Dept has planned for growth and continues to look for ways to improve the City’s water storage despite climate change threats to supply.
3. Protecting and maintaining the City’s flood infrastructure (River Levee, pump station #1) is an important component of any plan for the future of this area.







# A Brief History of WSAC

## 2014

In 2014 the Council appointed 14 applicants to the city's Water Supply Advisory Committee (WSAC). The goal for the committee was to come up with solutions to address the City's water shortages and to increase supply. Committee members represented broad community interests such as environmental, commerce, development, education, and so on.

## Water Supply Convention

Many members of the community had ideas for how to increase supply. One of the first orders of business for the WSAC was to hold a "science fair" style event for residents to showcase their ideas. Over 100 ideas were submitted and over 40 met criteria to be studied in depth by WSAC.

## WSAC learns the system

WSAC members did a deep dive into the City's water system, learning about supply sources, how the system operates, regulatory and environmental requirements, and the challenges in operating a system in the face of climate change.

## Identifying the problem

After many months of studying the water system and reviewing climate change models, the WSAC identified the water supply problem as being a lack of water storage exacerbated by climate change.

## The problem

The City has only one drinking water reservoir, Loch Lomond, which holds about a year's worth of water when full. During years with normal precipitation, the reservoir fills annually and there are no shortages. Climate change has altered annual precipitation patterns so significantly that Loch Lomond no longer reliably fills, and the City has no other means of significant storage.

## WSAC recommendations

The WSAC recommended using local depleted aquifers to store excess winter water during years with "average" rainfall. They also recommended maximizing water conservation practices as well as adding new sources of water, such as purified recycled or desalinated water.

## 2015 to Present

The Water Department has studied all recommendations concurrently for feasibility, yield, cost, environmental footprint and climate-change related reliability. These studies have included in-depth analysis, pilot testing, and full testing. We've petitioned the State to change our water rights; we've codified our commitment to fish flows with regulators.



**Our  
Water,  
Our  
Future**



# What's changed since WSAC?

## Ongoing record low water use

WSAC work occurred during significant drought and mandatory water rationing. Under rationing, per person use dropped from an average of 67 gallons per day (in 2014) to 48 gallons per person, per day – some of the lowest use in the state. Since rationing was rescinded in 2016, use has not rebounded and current use is 47 gallons per person per day. In fact Santa Cruz has already met and exceeded the WSAC goals for maximizing conservation.

## Impacts of climate change

We're experiencing more extreme weather events with longer dry periods and atmospheric rivers, both of which affect our system's reliability.

## Significant upgrades to water system

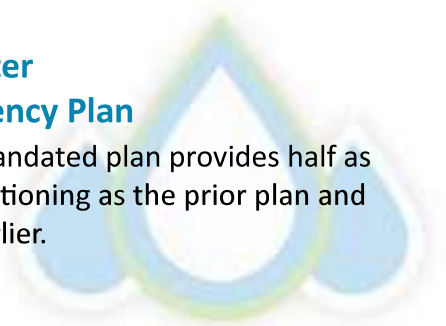
We're replacing or rehabilitating backbone infrastructure to help ensure that our system is more reliable in extreme weather events.

## State involvement with water

Since the WSAC completed its work in 2015, the State has become much more hands-on with water use regulations and in promoting new technologies for water supply.

## New updated Water Shortage Contingency Plan

The updated state-mandated plan provides half as much water during rationing as the prior plan and affects commerce earlier.



## WSAC by the numbers

**14 MEMBERS** ♦ **ABOUT 250 HOURS OF PUBLIC MEETINGS** ♦ **18 MONTHS OF STUDY** ♦ **\$2 MILLION COST**





## **Frequently Asked Questions about Growth and Development**

Water is a vital element of sustainable development in our community. It must be managed proactively and strategically to ensure there's enough water for today, without compromising the ability of future generations to meet their needs.

### **If the City stopped growing, would we still have water shortages?**

Yes. Santa Cruz has had water shortages for the last several decades, driven by droughts. Yet even with 30% growth since the 1980s, we're using as much water now as we were then, thanks to conservation efforts including plumbing code changes and water efficient appliances and landscapes. Our supply problem has been caused by cyclical shortfalls in rain, exacerbated by a long-term lack of ability to capture and store rainfall. Climate change is now making this problem much worse, with so-called "normal" rainfall years a thing of the past.

### **How can the City continue to allow growth when we know there will be water shortages?**

Thanks to climate change, our water supply problem must be solved regardless of whether or not the City grows. With changes to our climate now happening quickly, our supply problem needs to be solved for today's needs as well as tomorrows'.

### **Why not eliminate growth and simply conserve more water to get us through shortages?**

Our reality is that even if the population of Santa Cruz could be frozen in time, with not a single person added, further conservation won't eliminate water shortages. The difficulties of climate change demand that we increase our water supply.

### **What's the connection between climate change, water supply, and growth?**

Climate change is increasing the frequency of our water shortages and decreasing the reliability of our supply - regardless of growth. It necessitates the need to add to our supply to ensure there is water for today's needs, as well as to support the needs of tomorrow's community. The size and impact of this

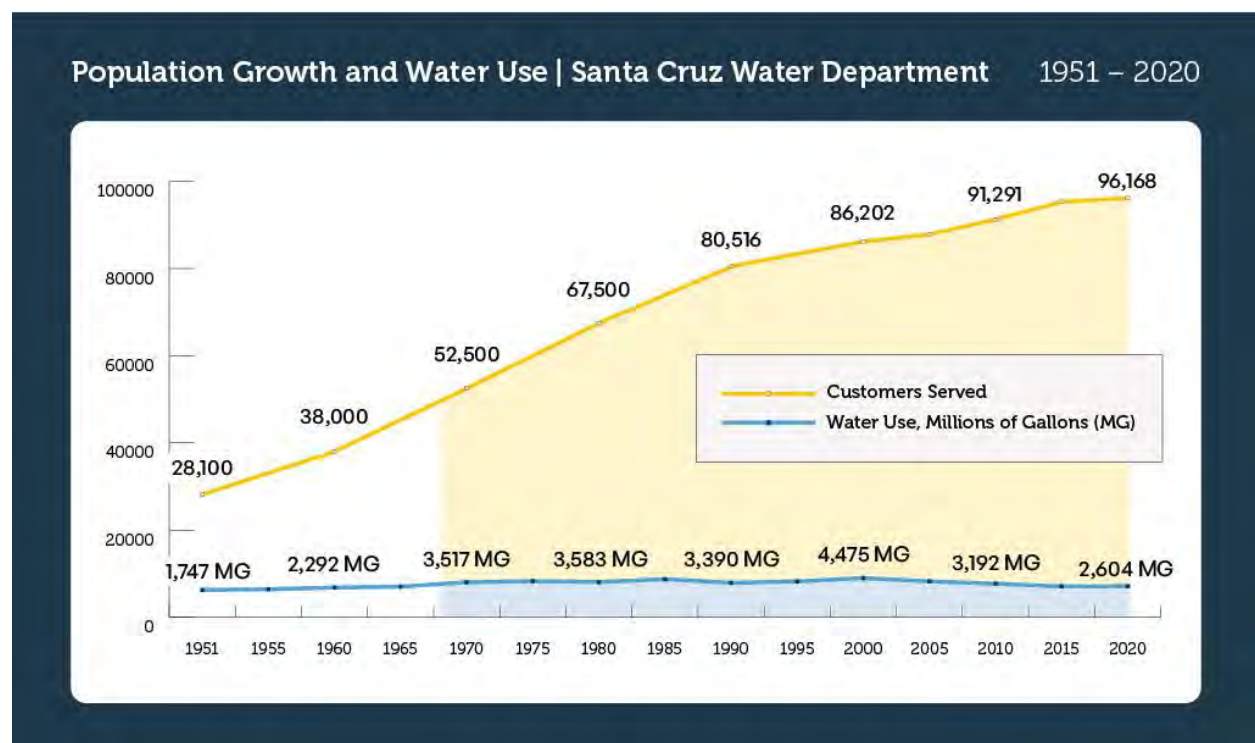
challenge is essentially the same, whether or not current growth projections are included.

### **Why not just stop development until the water supply problem is solved?**

Projected city growth – meaning state-assigned growth and additional housing requirements – is included in our water supply and demand management planning. We've planned for growth. In addition, much of the development in Santa Cruz replaces older, inefficient buildings, with new buildings containing efficient plumbing and fixtures. Many new higher-density buildings use much less water than their lower-density predecessors.

### **When you say you've planned for growth, how do you know how much growth to plan for?**

The California Department of Water Resources has specific requirements and methodologies for water agencies to use to determine how much new housing and population growth is expected to occur over time. To make our most recent growth projection, we used existing references such as general plans, long range development plans, and regional growth projections issued by the Association of Monterey Bay Area Governments to forecast expected increases in local housing and population within our service area.



# CIVIC SPACES & ARENA

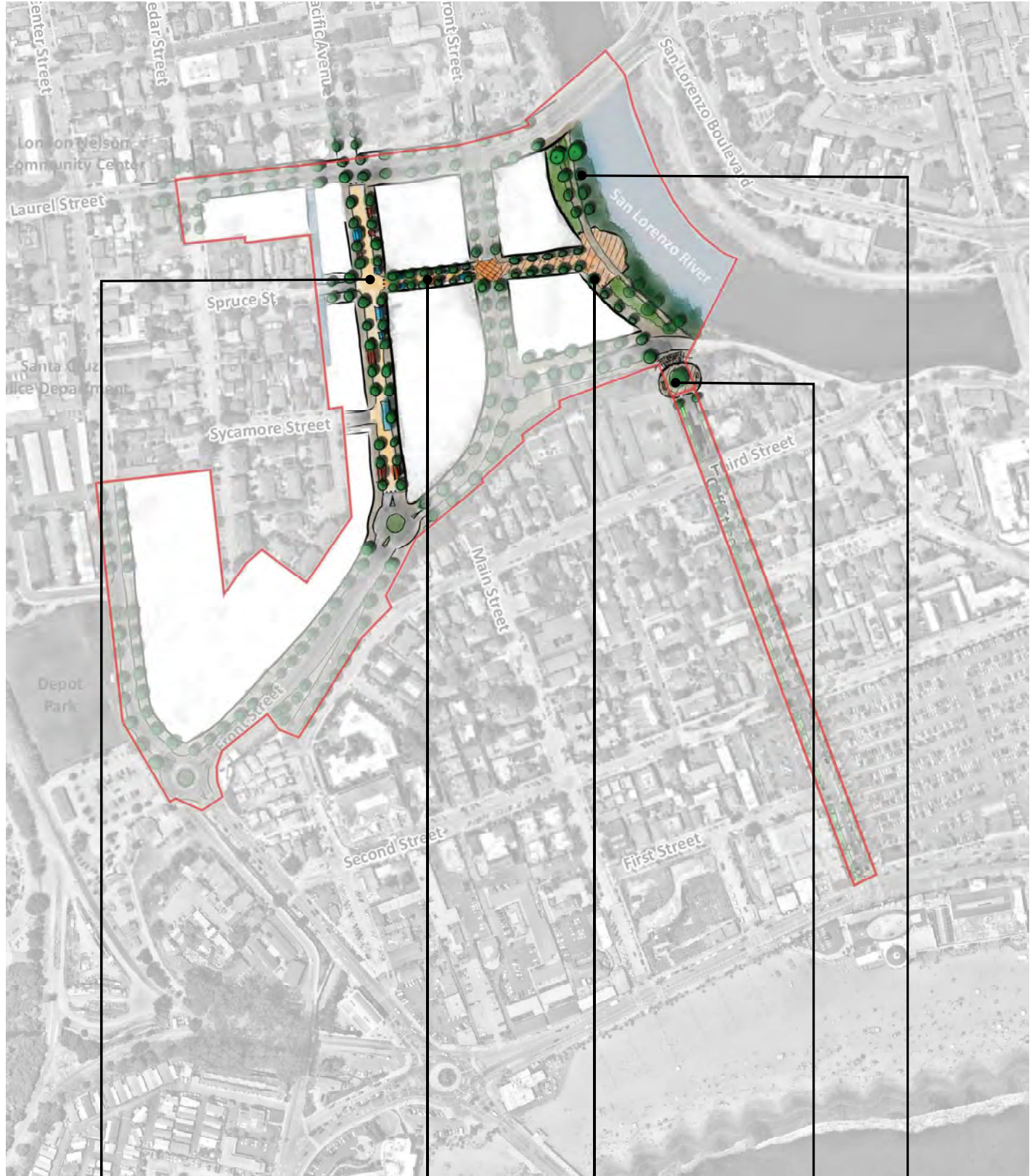


# Our Three “Big Ideas” Regarding Civic Spaces & Arena

1. Creating safe, accessible, and engaging social gathering spaces for the community, arena events, and visitors of all ages.
2. A revitalized and vibrant downtown neighborhood that is inspired through art, entertainment, technology, and illumination.
3. “The Zone” as a unifying element of the downtown, the river, and the beach through connectivity and wayfinding.







Pacific Avenue retail street with diagonal parking "Flex zones"

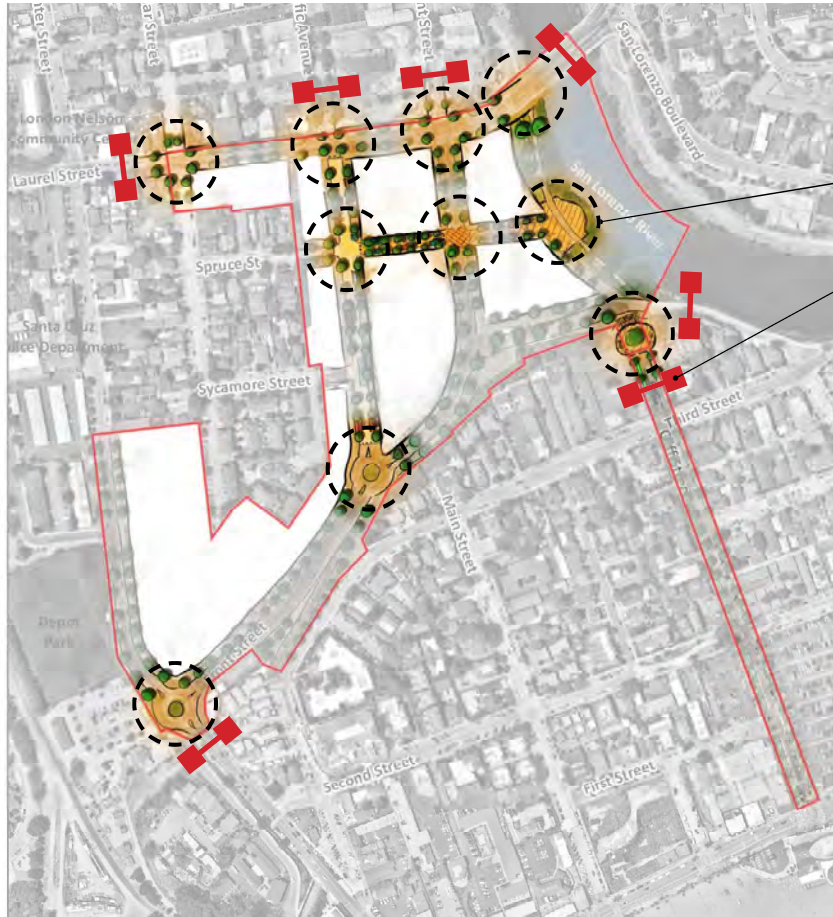
Spruce Street plaza with enhanced crossing at Front Street

Enhanced pedestrian plaza gently slopes to top of levee overlook from street level at Front Street.

Levee trail improvements

Cliff Street Overlook with stair connection down to levee trail



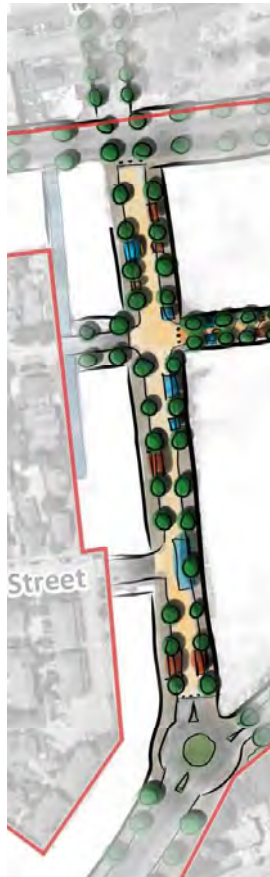


DOWNTOWN PLAN EXPANSION

GATEWAYS AND NODAL POINTS



First Street, Livermore

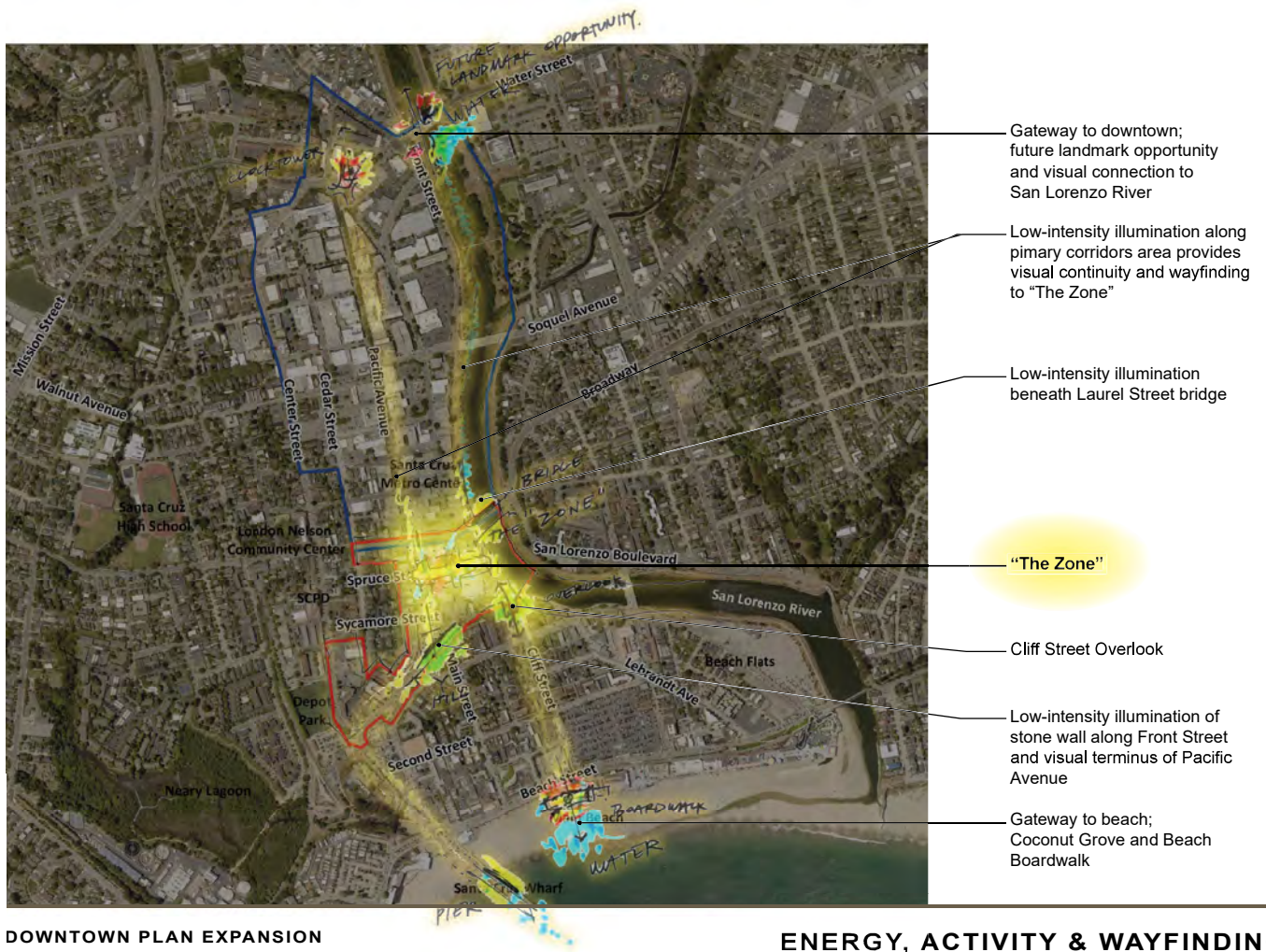


Castro Street, Mountain View



DOWNTOWN PLAN EXPANSION

PACIFIC AVENUE "FLEX ZONE"



**DOWNTOWN PLAN EXPANSION**

**ENERGY, ACTIVITY & WAYFINDING**





Chase Center / Thrive City, San Francisco (Golden State Warriors)



Footprint Center, Phoenix (Suns)



Deer District, Milwaukee (Bucks)

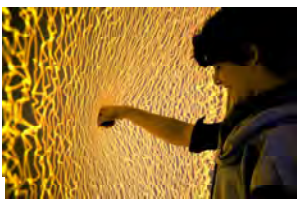


L.A. Live, Los Angeles (Clippers & Lakers)



**DOWNTOWN PLAN EXPANSION**

**OUTDOOR ARENA ENTERTAINMENT**



DOWNTOWN PLAN EXPANSION

ART & ACTIVATION



# NEW ARENA VISION

## HOME OF THE SANTA CRUZ WARRIORS



REGIONAL SPORTS  
FACILITY



CONCERTS



COMEDY  
SHOWS



COMMUNITY  
PLAZA



HOUSING



RESTAURANTS,  
BARS, & RETAIL



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# HOUSING



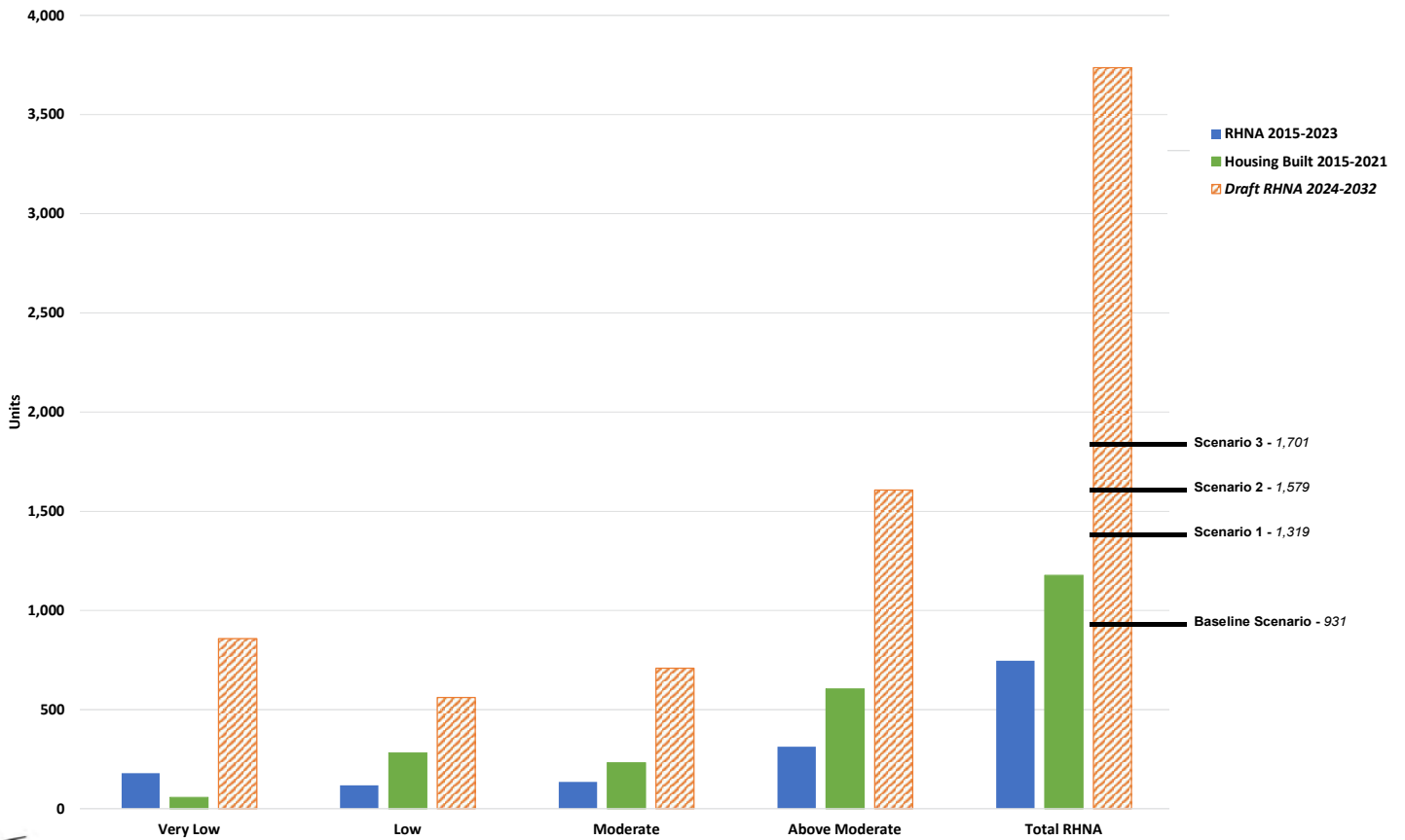
# Our Three “Big Ideas” Regarding Housing

1. The City needs to increase housing capacity in the project area. This is a requirement of the state grant funding which received approval from Council.
2. This location provides a significant opportunity to make progress toward our RHNA in a location close to jobs, transit, and recreation.
3. Affordable housing & City assistance programs will remain vital pieces of the plan in order to provide housing opportunities for more people.



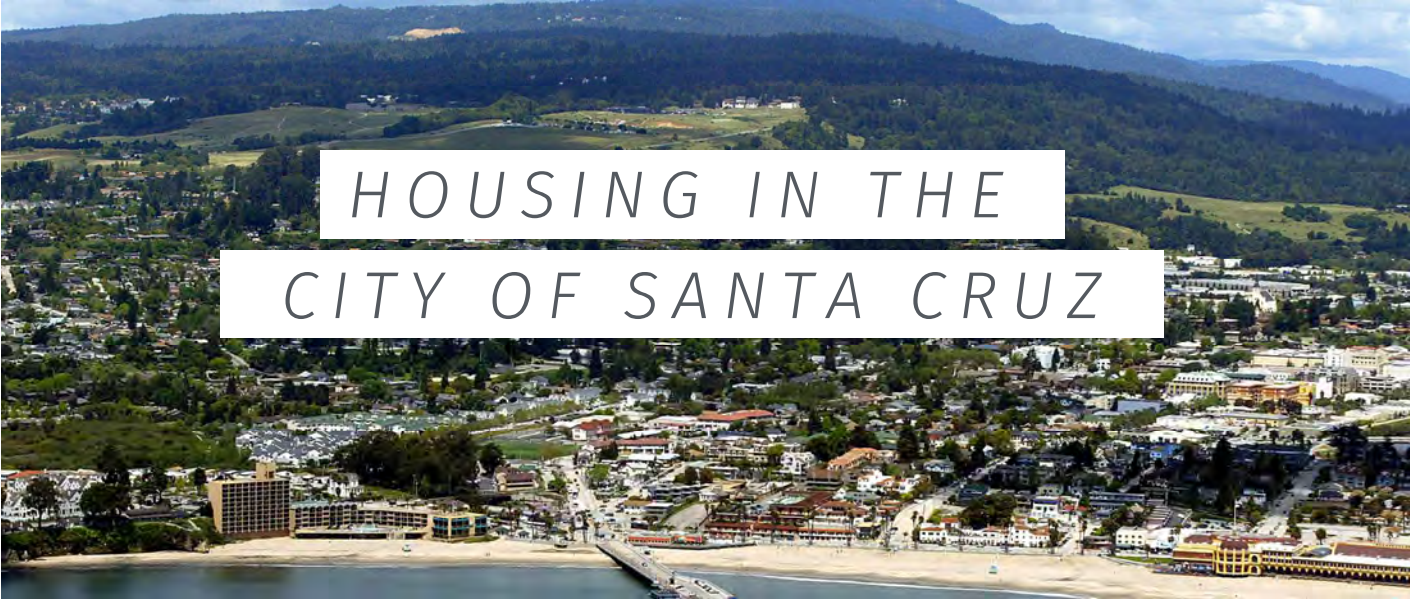


### Regional Housing Needs Analysis (RHNA) Comparison



DOWNTOWN PLAN EXPANSION

HOUSING



# HOUSING IN THE CITY OF SANTA CRUZ

Total % of  
Affordable Units + Vouchers  
in the City of SC

14%

# of Deed Restricted  
Affordable Units

1,780

Housing Choice  
Vouchers in City of SC

1,659

Apartments with  
5+ Units\*

22%



Estimated Total  
Vacancy Rate\*

5.6%

Total # Housing  
Units\*

24,169



SANTA CRUZ  
ECONOMIC  
DEVELOPMENT

\*Data from CA DOF E-5 Population & Housing Estimates 2021

WWW.CITYOFSANTACRUZ.COM/ECONOMICDEVELOPMENT

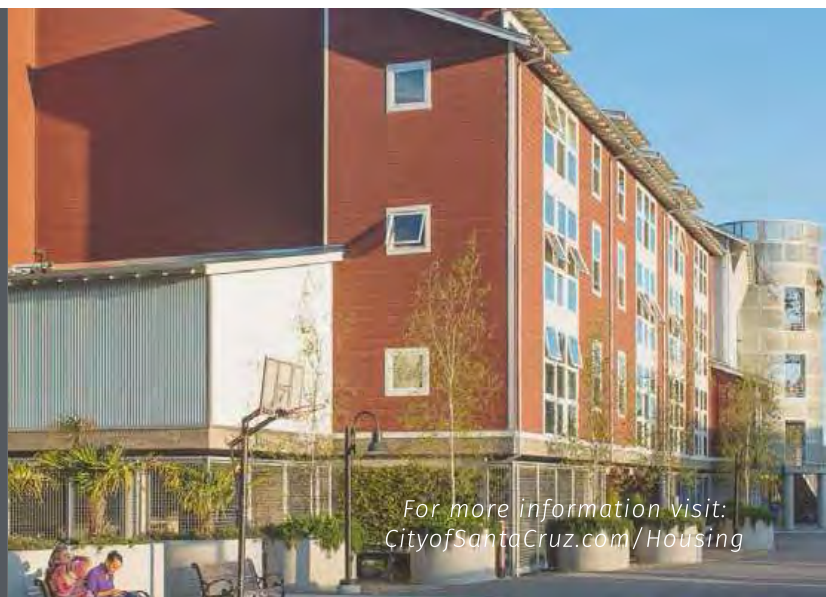
# Housing Resources Card



## Need Info About Housing Programs?

Working families, seniors, veterans, homeless, students, and everyone in between have unique housing needs and challenges. Our team is engaged in a broad range of existing efforts, and always looking and planning for the future needs of housing in Santa Cruz.

This resource card provides information about available resources in the community for housing access and homeless assistance.



For more information visit:  
[CityofSantaCruz.com/Housing](http://CityofSantaCruz.com/Housing)

## Housing and Community Programs within the City of Santa Cruz

### Affordable Housing

**Inclusionary Housing (Measure O)**  
Affordable rental and for-sale units  
City of Santa Cruz Economic Development  
Department  
[www.cityofsantacruz.com](http://www.cityofsantacruz.com) (831) 420-5150

**Security Deposit Assistance**  
Rental security deposit assistance for low income households  
Housing Authority County of Santa Cruz  
[www.hacosantacruz.org](http://www.hacosantacruz.org) (831) 454-9455

**Section 8 Voucher Program & Landlord Incentive Program**  
Rental Housing Vouchers for low income households & landlord incentive program  
Housing Authority County of Santa Cruz  
[www.hacosantacruz.org](http://www.hacosantacruz.org) (831) 454-9455

**Low Income Rental Units in Santa Cruz County**  
Comprehensive list of eligible properties within Santa Cruz County.  
[www.hacosantacruz.org](http://www.hacosantacruz.org) "Find Rental Housing" tab

### Affordable Housing cont.

**Emergency Rental Assistance**  
Up to 2 month's rental assistance to very low income households facing eviction  
Community Action Board  
[www.cabinc.org](http://www.cabinc.org) (831) 763-2147

**Habitat for Humanity**  
**Creates housing for low-income households within Santa Cruz County**  
[habitatmontereybay.org](http://habitatmontereybay.org) (831) 469-4663

**Building Code Violations**  
Service requests for suspected code violations on private property  
City of Santa Cruz Planning Department  
[www.cityofsantacruz.com](http://www.cityofsantacruz.com) (831) 420-5110

### Links for Additional Resources

- [Santacruzfreeguide.org](http://Santacruzfreeguide.org)
- [Steppingupsantacruz.org](http://Steppingupsantacruz.org)
- [CRLA.org](http://CRLA.org) for tenant based legal advice
- Text or call 2-1-1 to access free and confidential referrals to services in Santa Cruz County 24/7

### Homeless Services

**Housing Matters**  
Shelter services, day services and hygiene services  
115 Coral Street  
(831) 458-6020 OR Smart Path Assessment

**River Street Shelter**  
Emergency shelter for men and women  
115 Coral Street  
(831) 459-6644

**Salvation Army Shelter**  
Shelter services, day services and food services  
720 Laurel Street  
(831) 426-8365

**Downtown Streets Team**  
[www.streetsteam.org/santacruz](http://www.streetsteam.org/santacruz)  
(831) 713-3708

**Veterans**  
SC County Veteran's Services Office  
(831) 454-7276

### Additional Programs

**Domestic Violence/Sexual Assault/ Human Trafficking**  
Monarch Services  
24-hour Crisis Hotline 1-888-900-4232

Walnut Ave. Family & Women's Center  
24 Hour Crisis Hotline 1-866-269-2559

**Mental Health Services**  
Encompass Community Services  
(831) 459-0444

Mental Health Client Action Network (MHCAN)  
(831) 469-0462

Santa Cruz County Behavioral Health Housing Coordinator  
(831) 454-4951

**Former Foster & Probation Youth Age 18-24**  
SC County Human Services Department  
(831) 345-2700



# DOWNTOWN HOUSING PROJECTS IN THE PIPELINE

## TOTAL UNITS PLANNED

**438**  
AFFORDABLE  
UNITS

**1,244**  
TOTAL UNITS

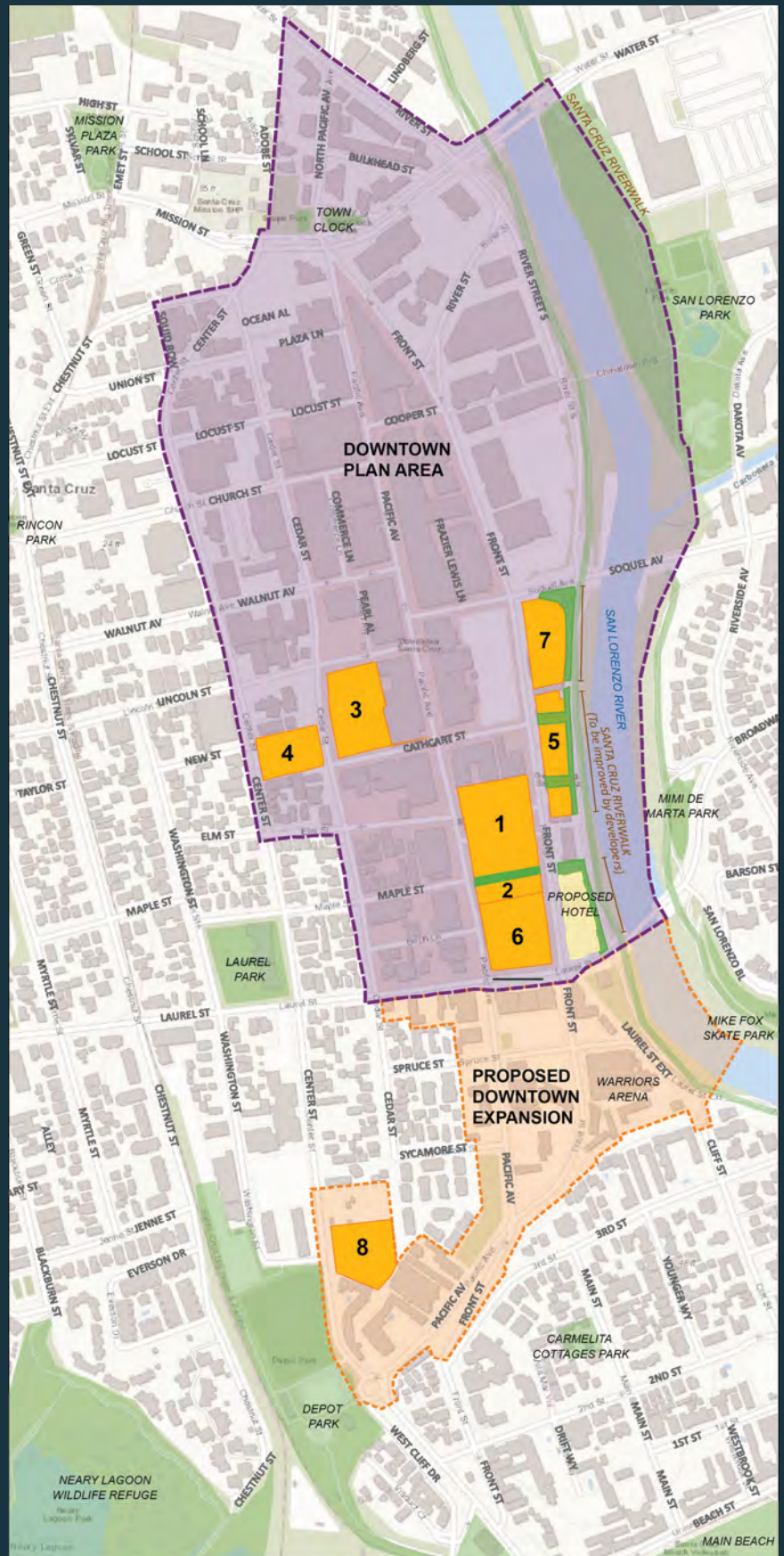
## PROJECTS IN DOWNTOWN PLAN AREA

**7**  
DEVELOPMENT  
PROJECTS  
UNDERWAY

**4**  
100%  
AFFORDABLE  
PROJECTS

## PROJECTS IN PROPOSED DOWNTOWN EXPANSION AREA

**1**  
DEVELOPMENT  
PROJECT  
UNDERWAY





# HOUSING PROJECTS CURRENTLY IN THE PIPELINE IN DOWNTOWN SANTA CRUZ



## 1. PACIFIC STATION NORTH

One of the most sustainable buildings on the Central Coast with all 95 units dedicated to affordable housing, Pacific Station North is the first of its kind. The ground floor redesigned Metro Station includes ~8,046 square feet of commercial retail, 22 bus bays, a 1,125 square foot public bike hub space, and a public paseo.



## 2. PACIFIC STATION SOUTH

As the sister building to Pacific Station North, the Pacific Station South project is a 100% affordable housing project with 70 units. The dedicated medical and dental spaces are anticipated to be the new sites for Santa Cruz Community Health Center and Dientes Community Dental Care.



## 3. LIBRARY MIXED-USE PROJECT

The redesigned Downtown Library brings together ~35,000 square feet of modern library programmable space plus a ~5,000 square foot roof deck, five stories of affordable housing and three stories of parking.



## 4. CENTER/CEDAR

The mixed-use development on the Calvary Church parking lot brings 65 affordable supportive housing units, ~2,160 square feet of commercial retail space and a public paseo.



## 5. RIVERFRONT APARTMENTS

A seven-story, mixed-use building with 175 residential condos (including 20 affordable units) and ~11,498 square feet of ground floor and levee front commercial space with elevated patio dining, retail units and recreational opportunities.



## 6. ANTON PACIFIC

Anton Pacific is a 205-unit multifamily property featuring ~11,000 square feet of ground-floor retail space. While all units are market rate, developers dedicated nearby land to the city for Pacific Station South.



## 7. 530 FRONT STREET

530 Front street brings design and outdoor activation to the nexus of Downtown at Front Street and Soquel Avenue and commercial activation fronting the Riverwalk levee. The project includes 276 market rate and 37 affordable housing units.



## 8. CALYPSO

Situated between Downtown and the Boardwalk, 130 Center St. is designed to connect the city to the beach. The project will bring 233 market rate and 35 affordable housing units and ~2,618 sq. ft. of ground floor commercial space.

# DEVELOPMENT SCENARIOS

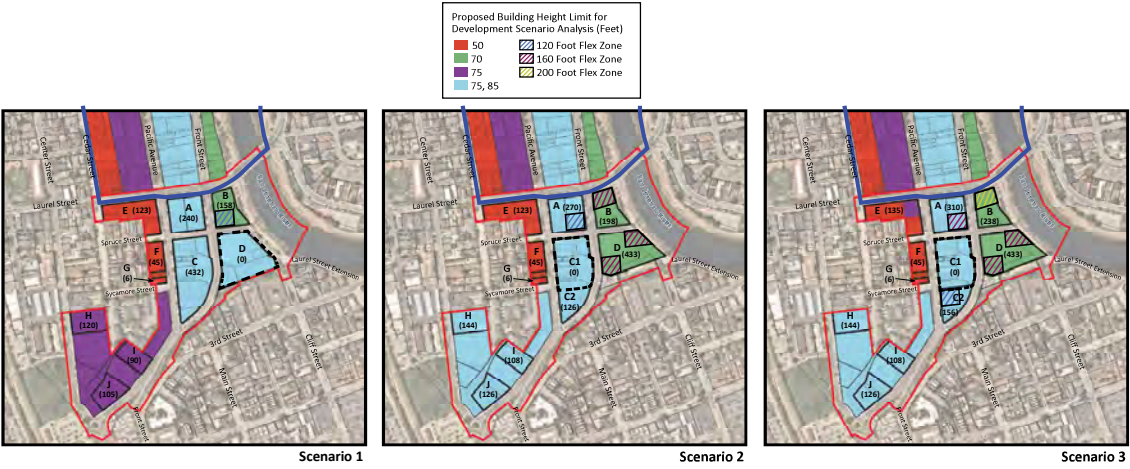
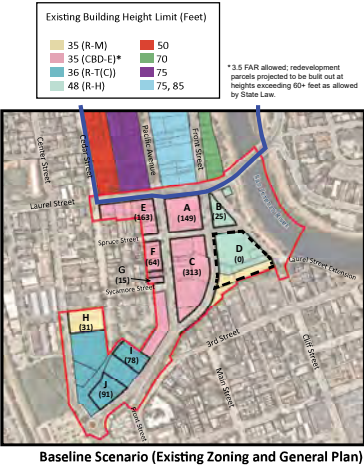


# Our Three “Big Ideas” Regarding Development Scenarios

1. This is the most sustainable area to grow in the region. Redevelopment in this area will only happen once in our lifetimes – buildings are expected to last 60+ years.
2. Scenarios could have heights capped with a Developer’s Agreement or scenario heights could be with or without Density Bonus (base height set lower or left as is).
3. The location of the arena within the project area provides opportunities for civic space and a transition to lower height toward the neighborhood or toward the river depending on location.









**Baseline Scenario**



**Scenario 1**



**Scenario 2**



**Scenario 3**

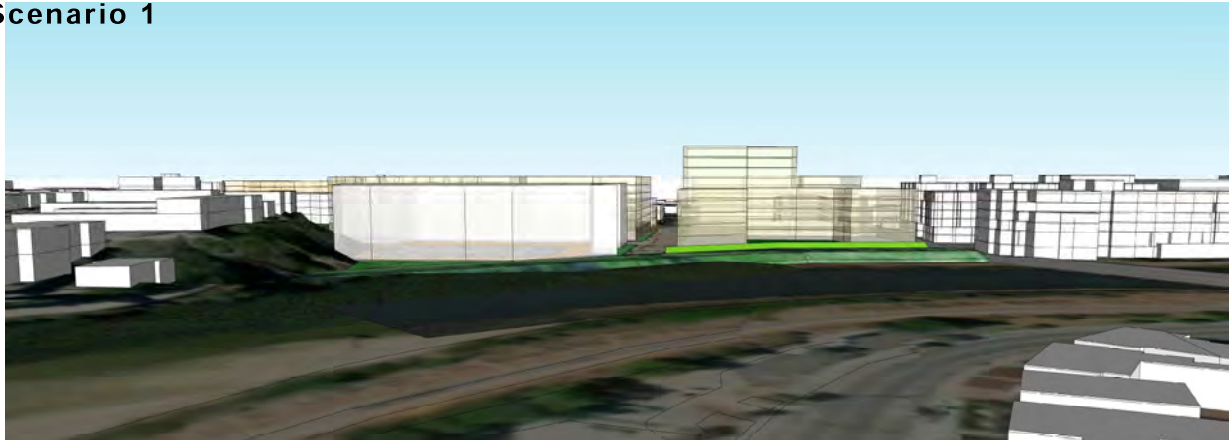




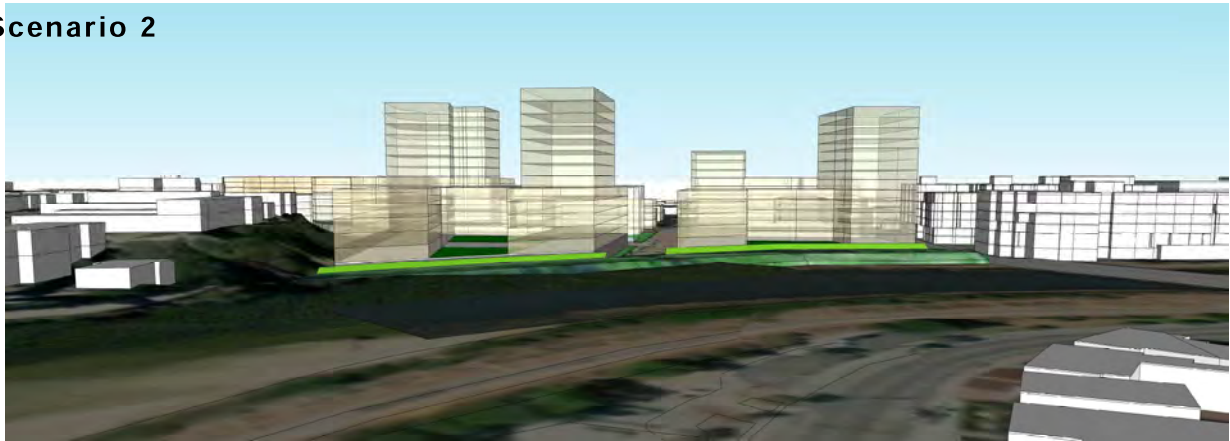
**Baseline Scenario**



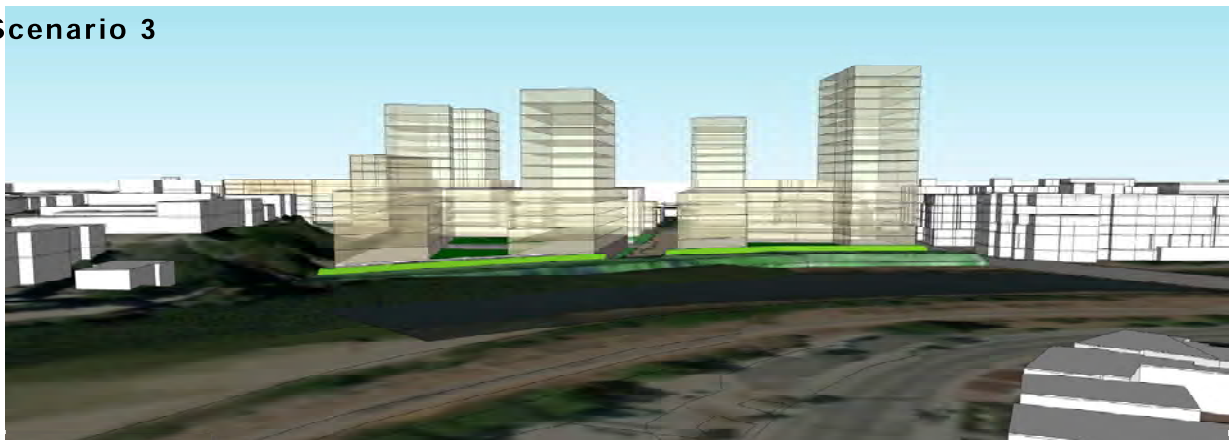
**Scenario 1**



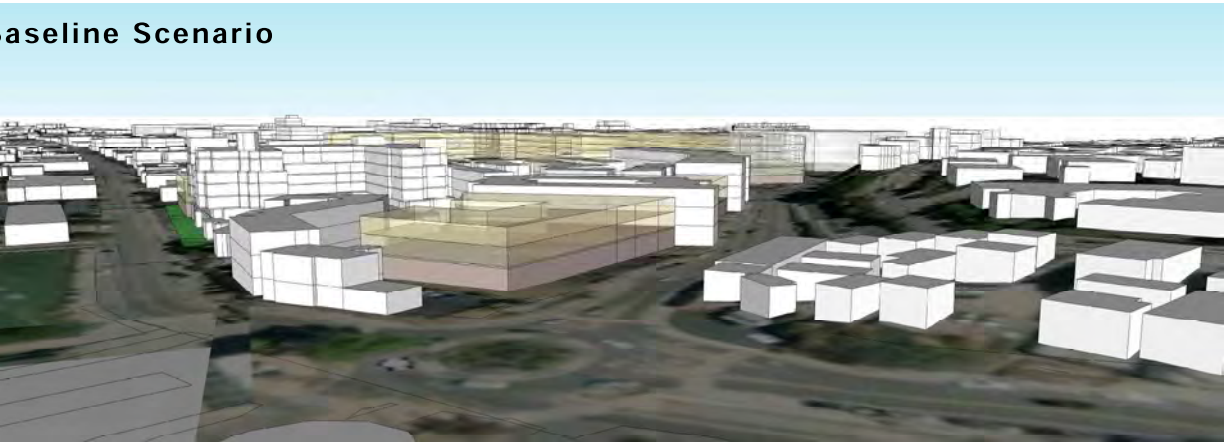
**Scenario 2**



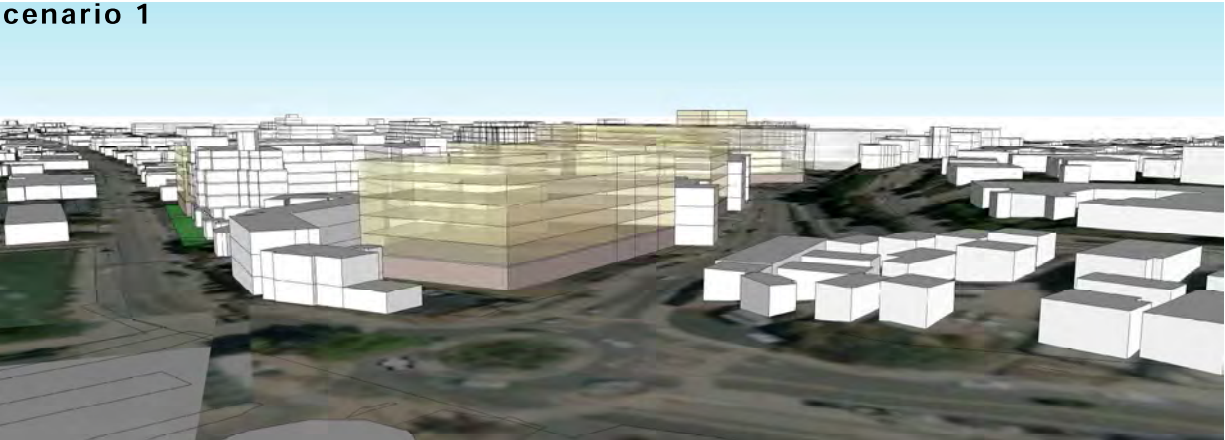
**Scenario 3**



## Baseline Scenario



## Scenario 1



## Scenario 2

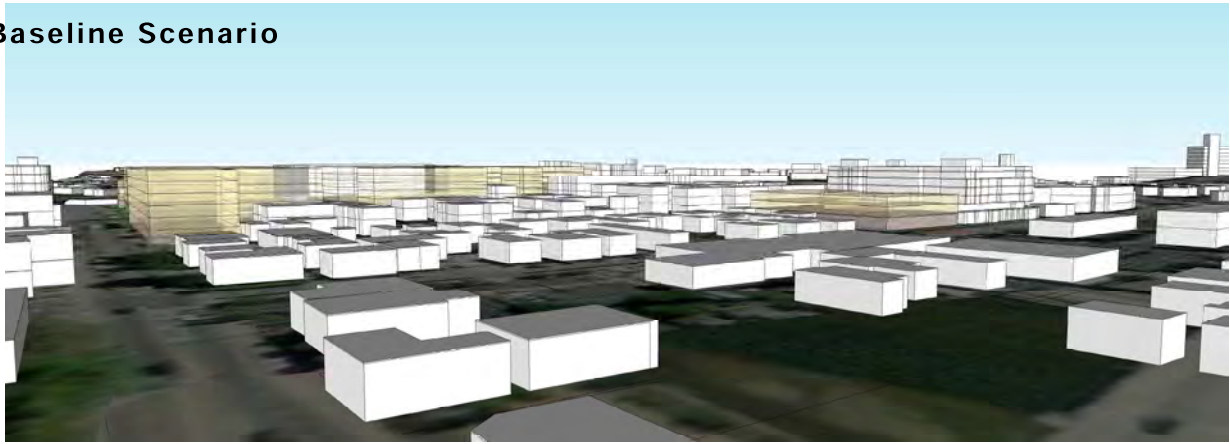


## Scenario 3

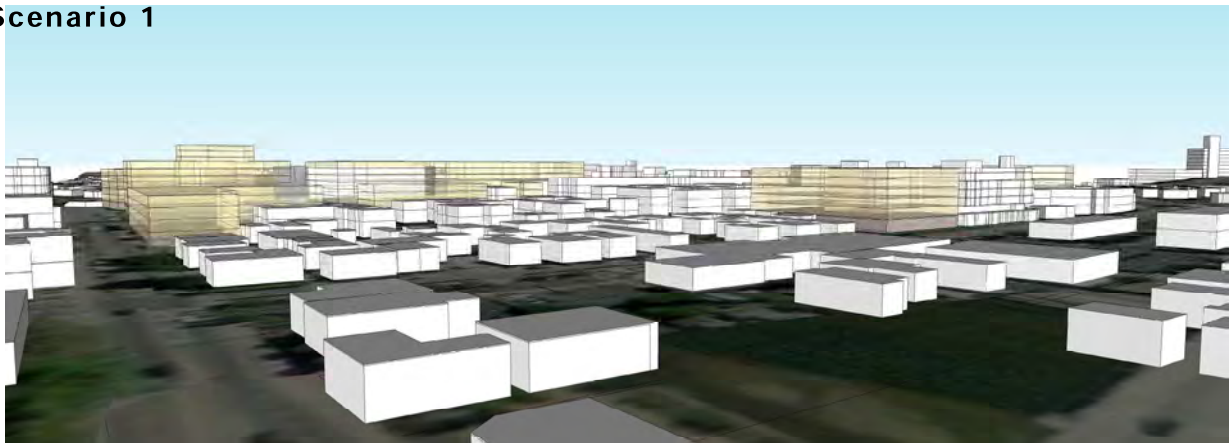




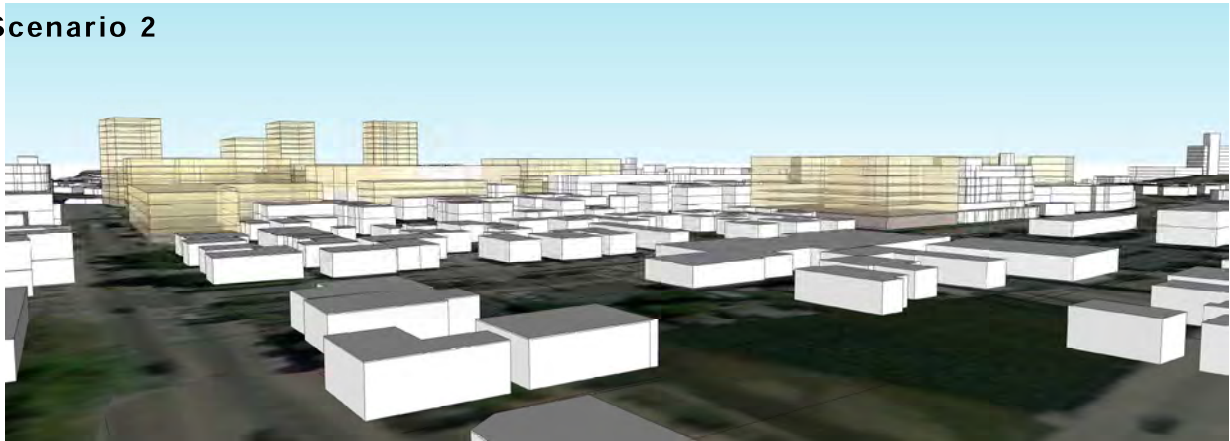
**Baseline Scenario**



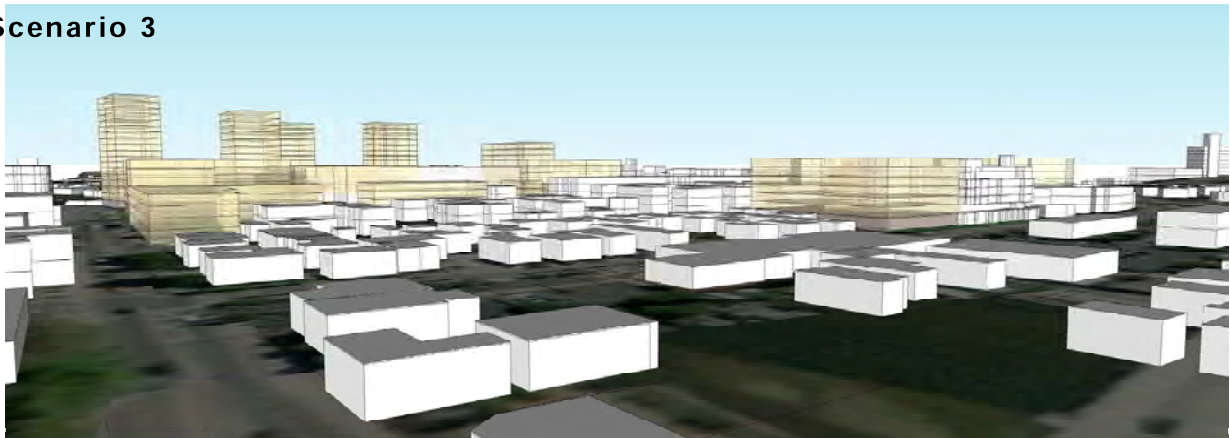
**Scenario 1**



**Scenario 2**



**Scenario 3**



# Santa Cruz Downtown Plan Expansion Development Scenarios

## Unit Mix Assumptions

2/25/2022

		Unit Size	Unit Mix	
<b>Not used in this analysis.</b>				
Unit Mix 1 (Small)	Stu	400	80%	320
Affordable / Student	1 BR	650	18%	117
	2 BR	900	2%	18
				455 sf Average Unit Size

		Unit Size	Unit Mix	
<b>Assumed for all Development Scenarios:</b>				
Unit Mix 2 (Medium)	Stu	450	10%	45
Market Rate (Typical)	1 BR	700	70%	490
	2 BR	950	10%	95
	3 BR	1,200	10%	120
				750 sf Average Unit Size

		Unit Size	Unit Mix	
<b>Not used in this analysis.</b>				
Unit Mix 3 (Large)	1 BR	800	10%	80
Market Rate / Luxury	2 BR	1,100	70%	770
	3 BR	1,500	19%	285
	4 BR	1,800	1%	18
				1,153 sf Average Unit Size

Base Parcels

PARCEL AREAS

Parcel	SF	Acres
<b>A</b>		
	52453	1.20
<b>B</b>		
	40627	0.93
(baseline)	19582	0.45
<b>C</b>		
	111723	2.56
C2 (South tip)	33013	0.76
<b>D</b>		
	87265	2.00
(baseline)	108121	2.48
<b>E</b>		
	54982	1.26
<b>F</b>		
	21320	0.49
<b>G</b>		
	4829	0.11
<b>H</b>		
	34080	0.78
<b>I</b>		
	26844	0.62
<b>J</b>		
	31414	0.72
<b>TOTAL</b>		
	465537	10.69

All Parcels  
A-D Only  
E-J Only

Baseline		Scenario 1		Scenario 2-3	
sf	ac	sf	ac	sf	ac
465,348	10.68	486,393	11.17	465,537	10.69
291,879	6.70	312,924	7.18	292,067	<b>6.70</b>
173,469	3.98	173,469	3.98	173,469	3.98



## Santa Cruz Downtown Plan Expansion Development Summary

### Baseline Scenario

2/25/2022

**All Parcels**

Total Gross Floor Area:	1,202,280	square feet
Total Commercial Area:	50,800	square feet
Total Net Residential Area:	697,919	square feet
Total Unit Count:	931	Units
Total Parking:	1,158	Spaces

**Parcels A-D**

Total Gross Floor Area:	679,698	square feet
Total Commercial Area:	31,500	square feet
Total Net Residential Area:	365,249	square feet
Total Unit Count:	487	Units
Total Parking:	687	Spaces

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	CBD-E Density (units/acre)	FAR	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>A</b>	52,453	1.20	43,691	40	3.5	375	85%	80%	40%

Zoning

CBD-E

GP

Regional Visitor Commercial (RVC)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	43691	0	37100	98	
First Floor	43691	27045	14100	37	10,800
<b>Total</b>	<b>183,585</b>	<b>Gross Floor Area</b>			
	<b>111,915</b>	<b>Net Res. Area</b>	<b>51,200</b>	<b>sf parking area</b>	<b>10,800</b>
	<b>750</b>	<b>Avg. Unit Size</b>	<b>135</b>	<b>spaces</b>	<b>Commercial sf</b>
	<b>149</b>	<b>Units</b>	<b>0.90</b>	<b>spaces per unit</b>	
	<b>123.9</b>	<b>Units / acre</b>			

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	R-H Density (units/acre)	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>B</b>	19,582	0.45	13,264	55	750	375	85%	80%	40%

Zoning

RH

GP

High-Density Residential (H)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	13264	0	11200	29	
First Floor	13264	6903	5400	14	2,700
<b>Total</b>	<b>25</b>	<b>Units</b>			
	<b>18,543</b>	<b>Net Res. Area</b>	<b>16,600</b>	<b>sf parking area</b>	<b>2,700</b>
	<b>30,082</b>	<b>Gross Floor Area</b>	<b>43</b>	<b>spaces</b>	<b>Commercial sf</b>
	<b>1.54</b>	<b>FAR</b>	<b>1.74</b>	<b>spaces per unit</b>	
	<b>55.0</b>	<b>Units / acre</b>			

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	CBD-E Density (units/acre)	<b>FAR</b>	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>C</b>	111,723	2.56	97,542	40	3.5	375	85%	80%	40%

Zoning

GP

CBD-E

Regional Visitor Commercial (RVC)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	97542	0	82900	221	0
First Floor	97542	45047	44600	118	18,000
<b>Total</b>	<b>391,031</b>	<b>Gross Floor Area</b>			
	<b>234,791</b>	<b>Net Res. Area</b>	<b>127,500</b>	<b>sf parking area</b>	<b>18,000</b>
	<b>750</b>	<b>Avg. Unit Size</b>	<b>339</b>	<b>spaces</b>	
	<b>313</b>	<b>Units</b>	<b>1.08</b>	<b>spaces per unit</b>	
	<b>122.1</b>	<b>Units / acre</b>			

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	<b>R-H Density (units/acre)</b>	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>D</b>	108,121	2.48	90,091	55	N/A	375	85%	80%	40%

Zoning

GP

RH / RM

High-Density Residential (H) / Medium Density Residential (M)

Arena Parcel

<b>Total</b>	<b>75,000</b>	<b>Gross Floor Area</b>	<b>170</b>	<b>spaces</b>	<b>0</b>	<b>Commercial sf</b>
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	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	CBD-E Density (units/acre)	<b>FAR</b>	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>E</b>	54,982	1.26	39,175	40	3.5	375	85%	80%	40%

Zoning

GP

CBD-E

Regional Visitor Commercial (RVC)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	39175	0	33200	88	0
First Floor	39175	20940	15400	41	8,300
<b>Total</b>	<b>192,438</b>	<b>Gross Floor Area</b>			
	<b>122,611</b>	<b>Net Res. Area</b>	<b>48,600</b>	<b>sf parking area</b>	<b>8,300</b>
	<b>750</b>	<b>Avg. Unit Size</b>	<b>129</b>	<b>spaces</b>	
	<b>163</b>	<b>Units</b>	<b>0.79</b>	<b>spaces per unit</b>	
	<b>129.5</b>	<b>Units / acre</b>			

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	CBD-E Density (units/acre)	<b>FAR</b>	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>F</b>	21,320	0.49	14,669	40	3.5	375	85%	80%	40%

Zoning

GP

CBD-E

Regional Visitor Commercial (RVC)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	14669	0	12400	33	0
First Floor	14669	9014	4800	12	3,600
<b>Total</b>	<b>74,620</b>	<b>Gross Floor Area</b>			
	<b>47,961</b>	<b>Net Res. Area</b>	<b>17,200</b>	<b>sf parking area</b>	<b>3,600</b>
	<b>750</b>	<b>Avg. Unit Size</b>	<b>45</b>	<b>spaces</b>	
	<b>64</b>	<b>Units</b>	<b>0.70</b>	<b>spaces per unit</b>	
	<b>130.7</b>	<b>Units / acre</b>			

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	CBD-E Density (units/acre)	<b>FAR</b>	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>G</b>	4,829	0.11	2,709	40	3.5	375	85%	80%	40%

Zoning

GP

CBD-E

Regional Visitor Commercial (RVC)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	2709	0	2300	6	0
First Floor	2709	1373	1100	2	500
<b>Total</b>	<b>16,900</b>	<b>Gross Floor Area</b>			
	<b>11,353</b>	<b>Net Res. Area</b>	<b>3,400</b>	<b>sf parking area</b>	<b>500</b>
	<b>750</b>	<b>Avg. Unit Size</b>	<b>8</b>	<b>spaces</b>	
	<b>15</b>	<b>Units</b>	<b>0.53</b>	<b>spaces per unit</b>	
	<b>136.6</b>	<b>Units / acre</b>			

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (5-15' setback)	R-M Density (units/acre)	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>H</b>	34,080	0.78	28,407	40	750	375	85%	80%	40%

Zoning

GP

RM

Medium-Density Residential (M)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	28407	0	24100	64	0
First Floor	28407	5382	19500	52	2,100
<b>Total</b>	<b>31 Units</b>				
	23,471	Net Res. Area	43,600	sf parking area	2,100
	34,720	Gross Floor Area	116	spaces	Commercial sf
	1.02	FAR	3.71	spaces per unit	
	40.0	Units / acre			

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	CBD-E Density (units/acre)	FAR	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>I</b>	26,844	0.62	20,438	40	3.5	375	85%	80%	40%

Zoning

GP

CBD-E

Regional Visitor Commercial (RVC)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	20438	0	17300	46	0
First Floor	20438	4137	13800	36	1,600
<b>Total</b>	<b>93,953</b>	<b>Gross Floor Area</b>			
	58,812	Net Res. Area	31,100	sf parking area	1,600
	750	Avg. Unit Size	82	spaces	Commercial sf
	78	Units	1.05	spaces per unit	
	127.2	Units / acre			

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	CBD-E Density (units/acre)	<b>FAR</b>	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>J</b>	<b>31,414</b>	<b>0.72</b>	<b>24,373</b>	<b>40</b>	<b>3.5</b>	<b>375</b>	<b>85%</b>	<b>80%</b>	<b>40%</b>

**Zoning**

CBD-E

**GP**

Regional Visitor Commercial (RVC)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	<b>24373</b>	0	20700	55	
First Floor	<b>24373</b>	8123	13800	36	3,200
<b>Total</b>	<b>109,951</b>	<b>Gross Floor Area</b>			
	<b>68,462</b>	<b>Net Res. Area</b>	<b>34,500</b>	<b>sf parking area</b>	<b>3,200</b>
	<b>750</b>	<b>Avg. Unit Size</b>	<b>91</b>	<b>spaces</b>	<b>Commercial sf</b>
	<b>91</b>	<b>Units</b>	<b>1.00</b>	<b>spaces per unit</b>	
	<b>126.6</b>	<b>Units / acre</b>			

## Santa Cruz Downtown Plan Expansion Development Summary

### Scenario 1 (Low)

2/25/2022

**All Parcels**

Total Gross Floor Area:	1,631,474	square feet
Total Commercial Area:	55,100	square feet
Total Net Residential Area:	1,005,930	square feet
Total Unit Count:	1,319	Units
Total Parking:	1,202	Spaces

**Parcels A-D**

Total Gross Floor Area:	1,029,636	square feet
Total Commercial Area:	35,800	square feet
Total Net Residential Area:	628,275	square feet
Total Unit Count:	830	Units
Total Parking:	731	Spaces

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Average Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>A</b>	52,453	1.20	43,691	85'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	43,691		37100	98			
First Floor	43,691	27045	14100	37	10,800		
Second Floor	37,760					30208	40
Third Floor	37,760					30208	40
Fourth Floor	37,760					30208	40
Fifth Floor	37,760					30208	40
Sixth Floor	37,760					30208	40
Seventh Floor	37,760					30208	40
<b>Total</b>	<b>270,251</b>	<b>Gross Floor Area</b>	<b>51,200</b>	<b>sf parking area</b>	<b>10,800</b>	<b>Commercial sf</b>	
	<b>181,248</b>	<b>Net Res. Area</b>	<b>135</b>	<b>spaces</b>			
	<b>240</b>	<b>Units</b>	<b>0.56</b>	<b>spaces per unit</b>			
	<b>199.3</b>	<b>Units / acre</b>					

Scenario 1

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>B</b>	40,627	0.93	32,338	120'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	32,338	0	27400	73			
First Floor	32,338	17707	12400	33	7,000		
Second Floor	25,486					20389	27
Third Floor	25,486					20389	27
Fourth Floor	25,486					20389	27
Fifth Floor	25,486					20389	27
Sixth Floor	10,000					8000	10
Seventh Floor	10,000					8000	10
Eighth Floor	10,000					8000	10
Ninth Floor	10,000					8000	10
Tenth Floor	10,000					8000	10
<b>Total</b>	<b>184,282</b>	<b>Gross Floor Area</b>	<b>39,800</b>	<b>sf parking area</b>	<b>7,000</b>	<b>Commercial sf</b>	
	<b>121,556</b>	<b>Net Res. Area</b>		<b>106 spaces</b>			
	<b>158</b>	<b>Units</b>		<b>0.67 spaces per unit</b>			
	<b>169.4</b>	<b>Units / acre</b>					

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>C</b>	111,723	2.56	93,263	85'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	93,263	0	79200	211	0		
First Floor	93,263	45047	40900	109	18,000		
Second Floor	67,806					54245	72
Third Floor	67,806					54245	72
Fourth Floor	67,806					54245	72
Fifth Floor	67,806					54245	72
Sixth Floor	67,806					54245	72
Seventh Floor	67,806					54245	72
<b>Total</b>	<b>500,102</b>	<b>Gross Floor Area</b>	<b>120,100</b>	<b>sf parking area</b>	<b>18,000</b>	<b>Commercial sf</b>	
	<b>325,471</b>	<b>Net Res. Area</b>		<b>320 spaces</b>			
	<b>432</b>	<b>Units</b>		<b>0.74 spaces per unit</b>			
	<b>168.4</b>	<b>Units / acre</b>					



	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
D	108,121	2.48	90,091	120'	N/A	375	85%	80%	40%

## Arena Parcel

<b>Total</b>	<b>75,000</b>	<b>Gross Floor Area</b>	<b>170</b>	<b>spaces</b>	<b>0</b>	<b>Commercial sf</b>
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	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
E	54,982	1.26	39,175	50'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	39175	0	33200	88	0		
First Floor	39175	20940	15400	41	8,300		
Second Floor	39175					31340	41
Third Floor	39175					31340	41
Fourth Floor	39175					31340	41
<b>Total</b>	<b>156,699</b>	<b>Gross Floor Area</b>	<b>48,600</b>	<b>sf parking area</b>	<b>8,300</b>	<b>Commercial sf</b>	
	<b>94,019</b>	<b>Net Res. Area</b>	<b>129</b>	<b>spaces</b>			
	<b>123</b>	<b>Units</b>	<b>1.05</b>	<b>spaces per unit</b>			
	<b>97.4</b>	<b>Units / acre</b>					

Scenario 1

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>F</b>	21,320	0.49	14,669	50'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	14669	0	12400	33	0		
First Floor	14669	9014	4800	12	3,600		
Second Floor	14669					11735	15
Third Floor	14669					11735	15
Fourth Floor	14669					11735	15
<b>Total</b>	<b>58,675</b>	<b>Gross Floor Area</b>	<b>17,200</b>	<b>sf parking area</b>	<b>3,600</b>	<b>Commercial sf</b>	
	<b>35,205</b>	<b>Net Res. Area</b>		<b>45 spaces</b>			
	<b>45</b>	<b>Units</b>		<b>1.00 spaces per unit</b>			
	<b>91.9</b>	<b>Units / acre</b>					

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>G</b>	4,829	0.11	2,709	50'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	2709	0	2300	6	0		
First Floor	2709	1373	1100	2	500		
Second Floor	2709					2167	2
Third Floor	2709					2167	2
Fourth Floor	2709					2167	2
<b>Total</b>	<b>10,837</b>	<b>Gross Floor Area</b>	<b>3,400</b>	<b>sf parking area</b>	<b>500</b>	<b>Commercial sf</b>	
	<b>6,502</b>	<b>Net Res. Area</b>		<b>8 spaces</b>			
	<b>6</b>	<b>Units</b>		<b>1.33 spaces per unit</b>			
	<b>54.1</b>	<b>Units / acre</b>					

Scenario 1

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (5-15' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>H</b>	34,080	0.78	28,407	75'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	28,407	0	24100	64	0		
First Floor	28,407	5382	19500	52	2,100		
Second Floor	23,002					18402	24
Third Floor	23,002					18402	24
Fourth Floor	23,002					18402	24
Fifth Floor	23,002					18402	24
Sixth Floor	23,002					18402	24
<b>Total</b>	<b>143,419</b>	<b>Gross Floor Area</b>	<b>43,600</b>	<b>sf parking area</b>	<b>2,100</b>	<b>Commercial sf</b>	
	<b>92,010</b>	<b>Net Res. Area</b>		<b>116 spaces</b>			
	<b>120</b>	<b>Units</b>		<b>0.97 spaces per unit</b>			
	<b>153.4</b>	<b>Units / acre</b>					

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>I</b>	26,844	0.62	20,438	75'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	20,438	0	17300	46	0		
First Floor	20,438	4137	13800	36	1,600		
Second Floor	16,927					13541	18
Third Floor	16,927					13541	18
Fourth Floor	16,927					13541	18
Fifth Floor	16,927					13541	18
Sixth Floor	16,927					13541	18
<b>Total</b>	<b>105,071</b>	<b>Gross Floor Area</b>	<b>31,100</b>	<b>sf parking area</b>	<b>1,600</b>	<b>Commercial sf</b>	
	<b>67,706</b>	<b>Net Res. Area</b>		<b>82 spaces</b>			
	<b>90</b>	<b>Units</b>		<b>0.91 spaces per unit</b>			
	<b>146.0</b>	<b>Units / acre</b>					

Scenario 1

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
J	31,414	0.72	24,373	75'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	24,373	0	20700	55	0		
First Floor	24,373	8123	13800	36	3,200		
Second Floor	20,553					16442	21
Third Floor	20,553					16442	21
Fourth Floor	20,553					16442	21
Fifth Floor	20,553					16442	21
Sixth Floor	20,553					16442	21
<b>Total</b>	<b>127,138</b>	<b>Gross Floor Area</b>	<b>34,500</b>	<b>sf parking area</b>	<b>3,200</b>	<b>Commercial sf</b>	
	<b>82,212</b>	<b>Net Res. Area</b>		<b>91 spaces</b>			
	<b>105</b>	<b>Units</b>		<b>0.87 spaces per unit</b>			
	<b>145.6</b>	<b>Units / acre</b>					

## Santa Cruz Downtown Plan Expansion Development Summary Scenario 2 (Medium)

2/25/2022

**All Parcels**

Total Gross Floor Area:	1,893,352	square feet
Total Commercial Area:	59,200	square feet
Total Net Residential Area:	1,209,178	square feet
Total Unit Count:	1,579	Units
Total Parking:	1,213	Spaces

**Parcels A-D**

Total Gross Floor Area:	1,231,032	square feet
Total Commercial Area:	39,900	square feet
Total Net Residential Area:	783,138	square feet
Total Unit Count:	1,027	Units
Total Parking:	742	Spaces

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Average Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>A</b>	52,453	1.20	43,691	120'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	43,691		37100	98			
First Floor	43,691	27045	14100	37	10,800		
Second Floor	37,760					30208	40
Third Floor	37,760					30208	40
Fourth Floor	37,760					30208	40
Fifth Floor	37,760					30208	40
Sixth Floor	37,760					30208	40
Seventh Floor	37,760					30208	40
Eighth Floor	10,000					8000	10
Ninth Floor	10,000					8000	10
Tenth Floor	10,000					8000	10
<b>Total</b>	<b>300,251</b>	<b>Gross Floor Area</b>	<b>51,200</b>	<b>sf parking area</b>	<b>10,800</b>	<b>Commercial sf</b>	
	<b>205,248</b>	<b>Net Res. Area</b>		<b>135 spaces</b>			
	<b>270</b>	<b>Units</b>		<b>0.50 spaces per unit</b>			
	<b>224.2</b>	<b>Units / acre</b>					

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>B</b>	40,627	0.93	32,338	160'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	32,338	0	27400	73			
First Floor	32,338	17707	12400	33	7,000		
Second Floor	25,486					20389	27
Third Floor	25,486					20389	27
Fourth Floor	25,486					20389	27
Fifth Floor	25,486					20389	27
Sixth Floor	10,000					8000	10
Seventh Floor	10,000					8000	10
Eighth Floor	10,000					8000	10
Ninth Floor	10,000					8000	10
Tenth Floor	10,000					8000	10
Eleventh Floor	10,000					8000	10
Twelfth Floor	10,000					8000	10
Thirteenth Floor	10,000					8000	10
Fourteenth Floor	10,000					8000	10
<b>Total</b>	<b>224,282</b>	<b>Gross Floor Area</b>	<b>39,800</b>	<b>sf parking area</b>	<b>7,000</b>	<b>Commercial sf</b>	
	<b>153,556</b>	<b>Net Res. Area</b>	<b>106</b>	<b>spaces</b>			
	<b>198</b>	<b>Units</b>	<b>0.54</b>	<b>spaces per unit</b>			
	<b>212.3</b>	<b>Units / acre</b>					

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>C1</b>	78,710	1.81	67,857	85'	N/A	375	85%	80%	40%

### Arena Parcel

<b>Total</b>	<b>75,000</b>	<b>Gross Floor Area</b>	<b>170</b>	<b>spaces</b>	<b>0</b>	<b>Commercial sf</b>			
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Scenario 2

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>C2</b>	33,013	0.76	25,670	85'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	25,670	0	21800	58	0		
First Floor	25,670	16257	8000	21	6,500		
Second Floor	19,899					15919	21
Third Floor	19,899					15919	21
Fourth Floor	19,899					15919	21
Fifth Floor	19,899					15919	21
Sixth Floor	19,899					15919	21
Seventh Floor	19,899					15919	21
<b>Total</b>	<b>145,064</b>	<b>Gross Floor Area</b>	<b>29,800</b>	<b>sf parking area</b>	<b>6,500</b>	<b>Commercial sf</b>	
	<b>95,516</b>	<b>Net Res. Area</b>	<b>79</b>	<b>spaces</b>			
	<b>126</b>	<b>Units</b>	<b>0.63</b>	<b>spaces per unit</b>			
	<b>166.3</b>	<b>Units / acre</b>					

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>D</b>	87,265	2.00	75,411	160'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	75,411	0	64000	170			
First Floor	75,411	39028	30900	82	15,600		
Second Floor	57,756					46205	61
Third Floor	57,756					46205	61
Fourth Floor	57,756					46205	61
Fifth Floor	57,756					46205	61
Sixth Floor	20,000					16000	21
Seventh Floor	20,000					16000	21
Eighth Floor	20,000					16000	21
Ninth Floor	20,000					16000	21
Tenth Floor	20,000					16000	21
Eleventh Floor	20,000					16000	21
Twelfth Floor	20,000					16000	21
Thirteenth Floor	20,000					16000	21
Fourteenth Floor	20,000					16000	21
<b>Total</b>	<b>486,434</b>	<b>Gross Floor Area</b>	<b>94,900</b>	<b>sf parking area</b>	<b>15,600</b>	<b>Commercial sf</b>	
	<b>328,819</b>	<b>Net Res. Area</b>	<b>252</b>	<b>spaces</b>			
	<b>433</b>	<b>Units</b>	<b>0.58</b>	<b>spaces per unit</b>			
	<b>216.1</b>	<b>Units / acre</b>					



	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>E</b>	54,982	1.26	39,175	50'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	39175	0	33200	88	0		
First Floor	39175	20940	15400	41	8,300		
Second Floor	39175					31340	41
Third Floor	39175					31340	41
Fourth Floor	39175					31340	41
<b>Total</b>	<b>156,699</b>	<b>Gross Floor Area</b>	<b>48,600</b>	<b>sf parking area</b>	<b>8,300</b>	<b>Commercial sf</b>	
	<b>94,019</b>	<b>Net Res. Area</b>		<b>129 spaces</b>			
	<b>123</b>	<b>Units</b>		<b>1.05 spaces per unit</b>			
	<b>97.4</b>	<b>Units / acre</b>					

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>F</b>	21,320	0.49	14,669	50'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	14669	0	12400	33	0		
First Floor	14669	9014	4800	12	3,600		
Second Floor	14669					11735	15
Third Floor	14669					11735	15
Fourth Floor	14669					11735	15
<b>Total</b>	<b>58,675</b>	<b>Gross Floor Area</b>	<b>17,200</b>	<b>sf parking area</b>	<b>3,600</b>	<b>Commercial sf</b>	
	<b>35,205</b>	<b>Net Res. Area</b>		<b>45 spaces</b>			
	<b>45</b>	<b>Units</b>		<b>1.00 spaces per unit</b>			
	<b>91.9</b>	<b>Units / acre</b>					

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>G</b>	4,829	0.11	2,709	50'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	2709	0	2300	6	0		
First Floor	2709	1373	1100	2	500		
Second Floor	2709					2167	2
Third Floor	2709					2167	2
Fourth Floor	2709					2167	2
<b>Total</b>	<b>10,837</b>	<b>Gross Floor Area</b>	<b>3,400</b>	<b>sf parking area</b>	<b>500</b>	<b>Commercial sf</b>	
	<b>6,502</b>	<b>Net Res. Area</b>		<b>8 spaces</b>			
	<b>6</b>	<b>Units</b>		<b>1.33 spaces per unit</b>			
	<b>54.1</b>	<b>Units / acre</b>					

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (5-15' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>H</b>	34,080	0.78	28,407	85'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	28,407	0	24100	64	0		
First Floor	28,407	5382	19500	52	2,100		
Second Floor	23,002					18402	24
Third Floor	23,002					18402	24
Fourth Floor	23,002					18402	24
Fifth Floor	23,002					18402	24
Sixth Floor	23,002					18402	24
Seventh Floor	23,002					18402	24
<b>Total</b>	<b>166,421</b>	<b>Gross Floor Area</b>	<b>43,600</b>	<b>sf parking area</b>	<b>2,100</b>	<b>Commercial sf</b>	
	<b>110,412</b>	<b>Net Res. Area</b>		<b>116 spaces</b>			
	<b>144</b>	<b>Units</b>		<b>0.81 spaces per unit</b>			
	<b>184.1</b>	<b>Units / acre</b>					

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
I	26,844	0.62	20,438	85'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	20,438	0	17300	46	0		
First Floor	20,438	4137	13800	36	1,600		
Second Floor	16,927					13541	18
Third Floor	16,927					13541	18
Fourth Floor	16,927					13541	18
Fifth Floor	16,927					13541	18
Sixth Floor	16,927					13541	18
Seventh Floor	16,927					13541	18
<b>Total</b>	<b>121,998</b>	<b>Gross Floor Area</b>	<b>31,100</b>	<b>sf parking area</b>	<b>1,600</b>	<b>Commercial sf</b>	
	<b>81,248</b>	<b>Net Res. Area</b>	<b>82</b>	<b>spaces</b>			
	<b>108</b>	<b>Units</b>	<b>0.76</b>	<b>spaces per unit</b>			
	<b>175.3</b>	<b>Units / acre</b>					

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
J	31,414	0.72	24,373	85'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	24,373	0	20700	55	0		
First Floor	24,373	8123	13800	36	3,200		
Second Floor	20,553					16442	21
Third Floor	20,553					16442	21
Fourth Floor	20,553					16442	21
Fifth Floor	20,553					16442	21
Sixth Floor	20,553					16442	21
Seventh Floor	20,553					16442	21
<b>Total</b>	<b>147,692</b>	<b>Gross Floor Area</b>	<b>34,500</b>	<b>sf parking area</b>	<b>3,200</b>	<b>Commercial sf</b>	
	<b>98,655</b>	<b>Net Res. Area</b>	<b>91</b>	<b>spaces</b>			
	<b>126</b>	<b>Units</b>	<b>0.72</b>	<b>spaces per unit</b>			
	<b>174.7</b>	<b>Units / acre</b>					

## Santa Cruz Downtown Plan Expansion Development Summary Scenario 3 (High)

2/25/2022

All Parcels		
Total Gross Floor Area:	2,016,152	square feet
Total Commercial Area:	59,200	square feet
Total Net Residential Area:	1,307,418	square feet
Total Unit Count:	1,701	Units
Total Parking:	1,213	Spaces

Parcels A-D		
Total Gross Floor Area:	1,341,032	square feet
Total Commercial Area:	39,900	square feet
Total Net Residential Area:	871,138	square feet
Total Unit Count:	1,137	Units
Total Parking:	742	Spaces

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Average Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
A	52,453	1.20	43,691	160'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	43,691		37100	98			
First Floor	43,691	27045	14100	37	10,800		
Second Floor	37,760					30208	40
Third Floor	37,760					30208	40
Fourth Floor	37,760					30208	40
Fifth Floor	37,760					30208	40
Sixth Floor	37,760					30208	40
Seventh Floor	37,760					30208	40
Eighth Floor	10,000					8000	10
Ninth Floor	10,000					8000	10
Tenth Floor	10,000					8000	10
Eleventh Floor	10,000					8000	10
Twelfth Floor	10,000					8000	10
Thirteenth Floor	10,000					8000	10
Fourteenth Floor	10,000					8000	10
<b>Total</b>	<b>340,251</b>	<b>Gross Floor Area</b>	<b>51,200</b>	<b>sf parking area</b>	<b>10,800</b>	<b>Commercial sf</b>	
	<b>237,248</b>	<b>Net Res. Area</b>	<b>135</b>	<b>spaces</b>			
	<b>310</b>	<b>Units</b>	<b>0.44</b>	<b>spaces per unit</b>			
	<b>257.4</b>	<b>Units / acre</b>					

Scenario 3

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
B	40,627	0.93	32,338	200'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	32,338	0	27400	73			
First Floor	32,338	17707	12400	33	7,000		
Second Floor	25,486					20389	27
Third Floor	25,486					20389	27
Fourth Floor	25,486					20389	27
Fifth Floor	25,486					20389	27
Sixth Floor	10,000					8000	10
Seventh Floor	10,000					8000	10
Eighth Floor	10,000					8000	10
Ninth Floor	10,000					8000	10
Tenth Floor	10,000					8000	10
Eleventh Floor	10,000					8000	10
Twelfth Floor	10,000					8000	10
Thirteenth Floor	10,000					8000	10
Fourteenth Floor	10,000					8000	10
Fifteenth Floor	10,000					8000	10
Sixteenth Floor	10,000					8000	10
Seventeenth Floor	10,000					8000	10
Eighteenth Floor	10,000					8000	10
<b>Total</b>	<b>264,282</b>	<b>Gross Floor Area</b>	<b>39,800</b>	<b>sf parking area</b>	<b>7,000</b>	<b>Commercial sf</b>	
	<b>185,556</b>	<b>Net Res. Area</b>	<b>106</b>	<b>spaces</b>			
	<b>238</b>	<b>Units</b>	<b>0.45</b>	<b>spaces per unit</b>			
	<b>255.2</b>	<b>Units / acre</b>					

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
C1	78,710	1.81	67,857	85'	N/A	375	85%	80%	40%

Arena Parcel

<b>Total</b>	<b>75,000</b>	<b>Gross Floor Area</b>	<b>170</b>	<b>spaces</b>	<b>0</b>	<b>Commercial sf</b>			
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	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>C2</b>	33,013	0.76	25,670	<b>120'</b>	<b>750</b>	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	<b>25,670</b>	0	21800	58	0		
First Floor	<b>25,670</b>	16257	8000	21	6,500		
Second Floor	<b>19,899</b>					15919	21
Third Floor	<b>19,899</b>					15919	21
Fourth Floor	<b>19,899</b>					15919	21
Fifth Floor	<b>19,899</b>					15919	21
Sixth Floor	<b>19,899</b>					15919	21
Seventh Floor	<b>19,899</b>					15919	21
Eighth Floor	<b>10,000</b>					8000	10
Ninth Floor	<b>10,000</b>					8000	10
Tenth Floor	<b>10,000</b>					8000	10
<b>Total</b>	<b>175,064</b>	<b>Gross Floor Area</b>	<b>29,800</b>	<b>sf parking area</b>	<b>6,500</b>	<b>Commercial sf</b>	
	<b>119,516</b>	<b>Net Res. Area</b>	<b>79</b>	<b>spaces</b>			
	<b>156</b>	<b>Units</b>	<b>0.51</b>	<b>spaces per unit</b>			
	<b>205.8</b>	<b>Units / acre</b>					

Scenario 3

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
D	87,265	2.00	75,411	160'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	75,411	0	64000	170			
First Floor	75,411	39028	30900	82	15,600		
Second Floor	57,756					46205	61
Third Floor	57,756					46205	61
Fourth Floor	57,756					46205	61
Fifth Floor	57,756					46205	61
Sixth Floor	20,000					16000	21
Seventh Floor	20,000					16000	21
Eighth Floor	20,000					16000	21
Ninth Floor	20,000					16000	21
Tenth Floor	20,000					16000	21
Eleventh Floor	20,000					16000	21
Twelfth Floor	20,000					16000	21
Thirteenth Floor	20,000					16000	21
Fourteenth Floor	20,000					16000	21
<b>Total</b>	<b>486,434</b>	<b>Gross Floor Area</b>	<b>94,900</b>	<b>sf parking area</b>	<b>15,600</b>	<b>Commercial sf</b>	
	<b>328,819</b>	<b>Net Res. Area</b>	<b>252</b>	<b>spaces</b>			
	<b>433</b>	<b>Units</b>	<b>0.58</b>	<b>spaces per unit</b>			
	<b>216.1</b>	<b>Units / acre</b>					

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10-20' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
E	54,982	1.26	39,175	50' / 75'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	39175	0	33200	88	0		
First Floor	39175	20940	15400	41	8,300		
Second Floor	39175					31340	41
Third Floor	39175					31340	41
Fourth Floor	39175					31340	41
Fifth Floor	6400					5120	6
Sixth Floor	6400					5120	6
<b>Total</b>	<b>169,499</b>	<b>Gross Floor Area</b>	<b>48,600</b>	<b>sf parking area</b>	<b>8,300</b>	<b>Commercial sf</b>	
	<b>104,259</b>	<b>Net Res. Area</b>	<b>129</b>	<b>spaces</b>			
	<b>135</b>	<b>Units</b>	<b>0.96</b>	<b>spaces per unit</b>			
	<b>107.0</b>	<b>Units / acre</b>					



	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>F</b>	21,320	0.49	14,669	50'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	14669	0	12400	33	0		
First Floor	14669	9014	4800	12	3,600		
Second Floor	14669					11735	15
Third Floor	14669					11735	15
Fourth Floor	14669					11735	15
<b>Total</b>	<b>58,675</b>	<b>Gross Floor Area</b>	<b>17,200</b>	<b>sf parking area</b>	<b>3,600</b>	<b>Commercial sf</b>	
	<b>35,205</b>	<b>Net Res. Area</b>		<b>45 spaces</b>			
	<b>45</b>	<b>Units</b>		<b>1.00 spaces per unit</b>			
	<b>91.9</b>	<b>Units / acre</b>					

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>G</b>	4,829	0.11	2,709	50'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	2709	0	2300	6	0		
First Floor	2709	1373	1100	2	500		
Second Floor	2709					2167	2
Third Floor	2709					2167	2
Fourth Floor	2709					2167	2
<b>Total</b>	<b>10,837</b>	<b>Gross Floor Area</b>	<b>3,400</b>	<b>sf parking area</b>	<b>500</b>	<b>Commercial sf</b>	
	<b>6,502</b>	<b>Net Res. Area</b>		<b>8 spaces</b>			
	<b>6</b>	<b>Units</b>		<b>1.33 spaces per unit</b>			
	<b>54.1</b>	<b>Units / acre</b>					

Scenario 3

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (5-15' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
H	34,080	0.78	28,407	85'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	28,407	0	24100	64	0		
First Floor	28,407	5382	19500	52	2,100		
Second Floor	23,002					18402	24
Third Floor	23,002					18402	24
Fourth Floor	23,002					18402	24
Fifth Floor	23,002					18402	24
Sixth Floor	23,002					18402	24
Seventh Floor	23,002					18402	24
<b>Total</b>	<b>166,421</b>	<b>Gross Floor Area</b>	<b>43,600</b>	<b>sf parking area</b>	<b>2,100</b>	<b>Commercial sf</b>	
	<b>110,412</b>	<b>Net Res. Area</b>	<b>116</b>	<b>spaces</b>			
	<b>144</b>	<b>Units</b>	<b>0.81</b>	<b>spaces per unit</b>			
	<b>184.1</b>	<b>Units / acre</b>					

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
I	26,844	0.62	20,438	85'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	20,438	0	17300	46	0		
First Floor	20,438	4137	13800	36	1,600		
Second Floor	16,927					13541	18
Third Floor	16,927					13541	18
Fourth Floor	16,927					13541	18
Fifth Floor	16,927					13541	18
Sixth Floor	16,927					13541	18
Seventh Floor	16,927					13541	18
<b>Total</b>	<b>121,998</b>	<b>Gross Floor Area</b>	<b>31,100</b>	<b>sf parking area</b>	<b>1,600</b>	<b>Commercial sf</b>	
	<b>81,248</b>	<b>Net Res. Area</b>	<b>82</b>	<b>spaces</b>			
	<b>108</b>	<b>Units</b>	<b>0.76</b>	<b>spaces per unit</b>			
	<b>175.3</b>	<b>Units / acre</b>					

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	Height	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
J	31,414	0.72	24,373	85'	750	375	85%	80%	40%

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf	Residential Area	Units
Basement	24,373	0	20700	55	0		
First Floor	24,373	8123	13800	36	3,200		
Second Floor	20,553					16442	21
Third Floor	20,553					16442	21
Fourth Floor	20,553					16442	21
Fifth Floor	20,553					16442	21
Sixth Floor	20,553					16442	21
Seventh Floor	20,553					16442	21
<b>Total</b>	<b>147,692</b>	<b>Gross Floor Area</b>	<b>34,500</b>	<b>sf parking area</b>	<b>3,200</b>	<b>Commercial sf</b>	
	<b>98,655</b>	<b>Net Res. Area</b>		<b>91 spaces</b>			
	<b>126</b>	<b>Units</b>		<b>0.72 spaces per unit</b>			
	<b>174.7</b>	<b>Units / acre</b>					

## Santa Cruz Downtown Plan Expansion Development Scenarios

2/25/2022

All Parcels					
		Baseline	Scenario 1	Scenario 2	Scenario 3
Total Gross Floor Area:	(square feet)	1,202,000	1,631,000	1,893,000	2,016,000
Total Commercial Area:	(square feet)	50,000	55,000	59,000	59,000
Total Net Residential Area:	(square feet)	697,000	1,005,000	1,209,000	1,307,000
Total Unit Count:	(units)	931	1,319	1,579	1,701
Overall Density:	(units / acre)	87.1	118.1	147.7	159.2
Overall FAR:		2.58	3.35	4.07	4.33
Parcels A-D					
		Baseline	Scenario 1	Scenario 2	Scenario 3
Total Gross Floor Area:	(square feet)	679,000	1,029,000	1,231,000	1,341,000
Total Commercial Area:	(square feet)	31,000	35,000	39,000	39,000
Total Net Residential Area:	(square feet)	365,000	628,000	783,000	871,000
Total Unit Count:	(units)	487	830	1,027	1,137
Overall Density:	(units / acre)	72.7	115.5	153.2	169.6
Overall FAR:		2.33	3.29	4.21	4.59
Parcels E-J					
		Baseline	Scenario 1	Scenario 2	Scenario 3
Total Gross Floor Area:	(square feet)	523,000	602,000	662,000	675,000
Total Commercial Area:	(square feet)	19,000	20,000	20,000	20,000
Total Net Residential Area:	(square feet)	332,000	377,000	426,000	436,000
Total Unit Count:	(units)	444	489	552	564
Overall Density:	(units / acre)	111.4	122.8	138.6	141.6
Overall FAR:		3.01	3.47	3.82	3.89

Santa Cruz Downtown Plan Expansion Development Summary  
Baseline Scenario

2/25/2022

All Parcels					Parcels A-D				
Total Gross Floor Area:		1,202,280	square feet		Total Gross Floor Area:		679,698	square feet	
Total Commercial Area:		50,800	square feet		Total Commercial Area:		31,500	square feet	
Total Net Residential Area:		697,919	square feet		Total Net Residential Area:		365,249	square feet	
Total Unit Count:		931	Units		Total Unit Count:		487	Units	
Total Parking:		1,158	Spaces		Total Parking:		687	Spaces	

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	CBD-E Density (units/acre)	FAR	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
A	52,453	1.20	43,691	40	3.5	375	85%	80%	40%

Zoning CBD-E  
GP Regional Visitor Commercial (RVC)

Gross Floor Area		Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	43691	0	37100	98	
First Floor	43691	27045	14100	37	10,800
Total	183,585	Gross Floor Area			
	111,915	Net Res. Area	51,200	sf parking area	10,800
	750	Avg. Unit Size	135	spaces	Commercial sf
	149	Units	0.90	spaces per unit	
	123.9	Units / acre			

Gross Site Area									
Block	Square Feet	Acres	Net Site Area (10' setback)	R-H Density (units/acre)	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
B	19,582	0.45	13,264	55	750	375	85%	80%	40%

Zoning RH  
GP High-Density Residential (H)

Gross Floor Area		Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	13264	0	11200	29	
First Floor	13264	6903	5400	14	2,700
Total	25	Units			
	18,543	Net Res. Area	16,600	sf parking area	2,700
	30,082	Gross Floor Area	43	spaces	Commercial sf
	1.54	FAR	1.74	spaces per unit	
	55.0	Units / acre			

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	CBD-E Density (units/acre)	FAR	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
C	111,723	2.56	97,542	40	3.5	375	85%	80%	40%

Zoning  
GP

CBD-E

Regional Visitor Commercial (RVC)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	97542	0	82900	221	0
First Floor	97542	45047	44600	118	18,000
Total	391,031	Gross Floor Area			
	234,791	Net Res. Area	127,500	sf parking area	18,000
	750	Avg. Unit Size	339	spaces	
	313	Units	1.08	spaces per unit	
	122.1	Units / acre			

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	R-H Density (units/acre)	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
D	108,121	2.48	90,091	55	N/A	375	85%	80%	40%

Zoning  
GP

RH / RM

High-Density Residential (H) / Medium Density Residential (M)

Arena Parcel

Total	75,000	Gross Floor Area	170	spaces	0	Commercial sf
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	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	CBD-E Density (units/acre)	FAR	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
E	54,982	1.26	39,175	40	3.5	375	85%	80%	40%

Zoning  
GP

CBD-E

Regional Visitor Commercial (RVC)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	39175	0	33200	88	0
First Floor	39175	20940	15400	41	8,300
Total	192,438	Gross Floor Area			
	122,611	Net Res. Area	48,600	sf parking area	8,300
	750	Avg. Unit Size	129	spaces	
	163	Units	0.79	spaces per unit	
	129.5	Units / acre			

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	CBD-E Density (units/acre)	FAR	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>F</b>	21,320	0.49	14,669	40	3.5	375	85%	80%	40%

Zoning  
GP

CBD-E

Regional Visitor Commercial (RVC)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	14669	0	12400	33	0
First Floor	14669	9014	4800	12	3,600
<b>Total</b>	<b>74,620</b>	<b>Gross Floor Area</b>			
	<b>47,961</b>	<b>Net Res. Area</b>	<b>17,200</b>	<b>sf parking area</b>	<b>3,600</b>
	<b>750</b>	<b>Avg. Unit Size</b>	<b>45</b>	<b>spaces</b>	
	<b>64</b>	<b>Units</b>	<b>0.70</b>	<b>spaces per unit</b>	
	<b>130.7</b>	<b>Units / acre</b>			

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10-20' setback)	CBD-E Density (units/acre)	FAR	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
<b>G</b>	4,829	0.11	2,709	40	3.5	375	85%	80%	40%

Zoning  
GP

CBD-E

Regional Visitor Commercial (RVC)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	2709	0	2300	6	0
First Floor	2709	1373	1100	2	500
<b>Total</b>	<b>16,900</b>	<b>Gross Floor Area</b>			
	<b>11,353</b>	<b>Net Res. Area</b>	<b>3,400</b>	<b>sf parking area</b>	<b>500</b>
	<b>750</b>	<b>Avg. Unit Size</b>	<b>8</b>	<b>spaces</b>	
	<b>15</b>	<b>Units</b>	<b>0.53</b>	<b>spaces per unit</b>	
	<b>136.6</b>	<b>Units / acre</b>			



	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (5-15' setback)	R-M Density (units/acre)	Avg. Unit Size	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
H	34,080	0.78	28,407	40	750	375	85%	80%	40%

Zoning

RM

GP

Medium-Density Residential (M)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	28407	0	24100	64	0
First Floor	28407	5382	19500	52	2,100
<b>Total</b>	<b>31 Units</b>				
	<b>23,471 Net Res. Area</b>		<b>43,600 sf parking area</b>		<b>2,100 Commercial sf</b>
	<b>34,720 Gross Floor Area</b>		<b>116 spaces</b>		
	<b>1.02 FAR</b>		<b>3.71 spaces per unit</b>		
	<b>40.0 Units / acre</b>				

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	CBD-E Density (units/acre)	FAR	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
I	26,844	0.62	20,438	40	3.5	375	85%	80%	40%

Zoning

CBD-E

GP

Regional Visitor Commercial (RVC)

	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	20438	0	17300	46	0
First Floor	20438	4137	13800	36	1,600
<b>Total</b>	<b>93,953 Gross Floor Area</b>				
	<b>58,812 Net Res. Area</b>		<b>31,100 sf parking area</b>		<b>1,600 Commercial sf</b>
	<b>750 Avg. Unit Size</b>		<b>82 spaces</b>		
	<b>78 Units</b>		<b>1.05 spaces per unit</b>		
	<b>127.2 Units / acre</b>				

	Gross Site Area								
Block	Square Feet	Acres	Net Site Area (10' setback)	CBD-E Density (units/acre)	FAR	SF per parking space	Pkg. Efficiency	Res. Efficiency	Ground Floor Commercial Factor
J	31,414	0.72	24,373	40	3.5	375	85%	80%	40%

Zoning  
GP

CBD-E Regional Visitor Commercial (RVC)					
	Gross Floor Area	Ground Level sf (40' depth)	Parking Area	Parking Spaces	Commercial sf
Basement	24373	0	20700	55	
First Floor	24373	8123	13800	36	3,200
Total	109,951	Gross Floor Area			
	68,462	Net Res. Area	34,500	sf parking area	3,200 Commercial sf
	750	Avg. Unit Size	91	spaces	
	91	Units	1.00	spaces per unit	
	126.6	Units / acre			

## **Santa Cruz Downtown Plan Expansion Project Open House Community Comments**

The following are the written comments (transcribed from Post-it notes) by participants at the Santa Cruz Downtown Plan Expansion Project Open House, held at the Kaiser Permanente Arena on April 20, 2022.

### **Circulations & Streetscape**

1. Re-route traffic headed to the boardwalk to Ocean and enter Boardwalk at the back of parking lot.
2. 5 story maximum, 50 feet maximum.
3. Personally, I don't see anything wrong with taller buildings, but I am concerned that higher-density housing would bring more cars into the neighborhood if there is not adequate public transit to offset the need for cars. Neighborhoods need lots of sunlight!
4. Please close Pacific from Cathcart to less cars like before. It is so nice to have that pedestrian area.
5. Please do traffic studies in the summer to capture beach traffic grid lock. Community via electronic message or billboard to visitors when boardwalk and beach lots are full so they can utilize lots elsewhere and not create gridlock on streets south of laurel, and beach neighborhoods.
6. More traffic circles!
7. I fully support more housing and economic development in SOLA and Downtown. Please use the redevelopment as an opportunity to divert summer beach goer gridlock from the SOLA Front, Pacific, and Center Street corridors. VMT may discourage new residents from driving, but not prevent beach goers from clogging up neighborhoods with cars.
8. Route traffic from Ocean to Boardwalk parking lot. Buildings should taper down in height and density towards the conservation district – max height of 5 stories near River to 1-2 stories max towards conservation area.
9. Habitat for humanity homes towards conservation district.
10. Reduce ops for cars to come in area – add/keep buses and trolley to move from other parts of city, like county parking lot.
11. Proposed circulation looks great. Spruce street paseo to the river is key! River levee activation there is key! Diverting/controlling/metering visitor beach vehicle/traffic.
12. Love the path to the river.

13. Close pacific on weekends for pedestrians.
14. Keep the bike path by river.
15. If the city requires native plants for other developments all city projects should also require native plants.
16. Ideas to improve access to the Boardwalk. Put an access-control gate on Laurel Street Ext to allow only Metro and Laurel St residents to use. Replace fence on Leibrandt w/ access gate.
17. When designing street lighting, please avoid subjecting the surrounding neighbors to excessive glare.
18. More pedestrian spaces, easy walkability for families with small children.
19. Where will the community garden spaces be located? These need to be included for cooling, sustainable food production, and social interaction hubs.
20. I travel Pacific daily via car, bike, or walk. I would want Pacific Avenue closed to car traffic from Laurel and to where it connects to Front street.
21. I love the street redirection to create more pedestrian walkway. Please consider expanding the pedestrian area in the space between the arena and between the Riverwalk.
22. Love the wider streets but how about not for cars to park on both sides and drive between? Make a dedicated bike lane!
23. Relocate wheelworks store, realign laurel street extension to come out to front street – southside of the arena. Add arena lane between clubhouse and arena. Rename street between parking garage and arena – spruce street. Relocate businesses on Front Street south of arena as needed.

## Beach Connectivity

1. Widen the sidewalks and make space welcoming on foot, bike, and wheelchair.
2. Please restore the pathway between the Pacific/Front street intersection and 3rd street. The city fenced off this path 10-15 years ago, which impacted the pedestrian access between the beach and downtown.
3. Lots of trees, landscaping, and a small playground along the way.
4. Keep cars out! Shuttles around the area, better public transportation, pedestrian promenade with places to rest along the way.
5. Love that you're thinking of the Riverwalk as a connector between the Zone and the beach. Would love to see investment in the Riverwalk similar to the scale you're envisioning for Cliff St.
6. Bike access! Maybe the many bike taxis have good ideas?
7. Nice to have a walkway to the beach. Can it be bicycle friendly too?
8. Retail along Cliff Street to the beach with kiosks and maybe food trucks on the weekends.
9. Open the closed stairs from the beach between 3rd and Front Street down to Pacific Avenue.



10. More safe walking and bicycle paths and safe bicycle parking. Make it beautiful to walk and ride and get out if you can.
11. Streets need to be safe for kids. Lower the car speeds.
12. There are already too many cars and most routes are not safe for pedestrians or cyclists. Removing cars from existing routes (narrowing existing streets, removing surplus parking, restricting access, etc.) and adding accessible public transportation should be part of the plan.
13. Connect the Downtown with people, pedestrians, bikes, and businesses.
14. Signs with mileage to encourage walking.
15. Please be sure to improve all beaches and chairs along the way. They can be smaller (not sleeping size).
16. Public transportation is KEY. De-prioritize cars please.
17. Let's have electric bike taxis to shuttle people.

## Civic Spaces & Arena

1. Love the vision. Keep it as car free as possible.
2. Walkways through the buildings that lead to a courtyard with cafes, a la Carmel, not all cafes have to be in the front.
3. Please plan a solution to divert the current summer beach traffic from Front, Pacific and Center so "The Zone" isn't overtaken by vehicular gridlock.
4. What about an alcohol-free space when teens can congregate? The last thing we need is a bunch of drunk rowdy sports fans near housing.
5. Simply because the Team creates economic and social positives for Santa Cruz.
6. Love the concept of light art on buildings, make it a draw. Could also have an outdoor movie screen for Summer shows "on the green" pedestrians only.
7. Looks like a great way to update the area and make it more family friendly. I like art installations.
8. The Hub for Sustainability Living is already a low to no cost social space in the zone. How do we stay a part of this neighborhood? – Penske!
9. Big Yes. Development would bring local jobs (union) and would bring revenue and tourism to the City.
10. Please include safe parking like bike link, lockers. I don't feel safe leaving my bike with even the best lock. Maybe a monitored bike lot for warriors games to encourage bikes!
11. I like the concept of "Flex Zones" and having an interactive environment. I can't wait to see what comes out as the initial vision.
12. Please include a performing arts center component in the arena design and include parking space that is adequate – even remote shuttle lots.



13. How will new arena development be financed? The City should not devote tax revenue or breaks to this project with begging poverty on social services and staff pay.
14. Big empty concrete plazas might be good for arena overflow, but it's not good public space! Community first.
15. I really like having the arena a little "in" from the river – having the space all the way around for housing and restaurants and commercial.
16. Wouldn't it be ideal to have the arena built with acoustical enhancements to allow the Santa Cruz Symphony to perform here along with other concert performances? Shared space.
17. Will there be public restrooms in the zone? Thanks, JD.
18. Looking forward to have a new arena and central civic amenity that connects the beach and downtown.
19. Beautiful concept – how do we create policies to not compete with the civic.
20. Do it!
21. New Orleans style arched entrances that look out at the Riverwalk.
22. Like the idea of a district like Deer District or Thrive City where people can gather for different types of events – Warriors watch parties, World Cup Soccer watch parties, live music, art exhibitions, etc. Watch parties would allow people to watch for free or low cost would allow the community to take part – not just those that can afford tickets.
23. Be sure to test acoustics, modern active and passive methods. Would like 1 building that realistically would be suitable for BOTH SC Warrior's and the SC Symphony.
24. Love the wayfinding concept.
25. Be a spot for all sorts of events – UCSC, events, city, etc.
26. The team should not expect the city to pay for this (infrastructure, financing, etc.).
27. Make public spaces safe for pedestrians on the personal level.
28. It's important to me that the Hub for Sustainable Living has a place in this future!
29. Love the idea of incorporating art components on bridges over the San Lorenzo to draw people in. Would love to see the Outdoor Arena Entertainment on the Riverwalk side of the arena.
30. The city should not abandon the civic for a "shiny new toy."
31. I like this arena. I like hearing the crowd noise 2....3!
32. Support Warriors becoming a bigger part of the city, they're great neighbors!
33. The inside/out of this space is a compelling idea.
34. So far I really like Scenario 3. Maximizing the space to build a community with lots of walkable amenities.
35. Must be designed with regard to wildlife on the river. More segregated meeting spaces, plazas, etc. Bicycle valet to reduce vehicle trips. SF Giants have it.



36. How can families afford tickets to Warriors games? Will the team make lower priced tickets available?
37. Use of this space is a compelling idea.
38. Communicate via electronic billboard to visitors when Boardwalk and Beach lots are full so they can park at other city lots and prevent gridlock in Beach/Boardwalk and south of laurel neighborhoods.
39. Sacramento Kings Arena – connection to K Street as inspiration for Arena Design.
40. Make Space for Food Trucks! First Friday Food Trucks as programming.

## Housing

1. So excited for more housing in the area.
2. Affordable housing, manufactured homes.
3. 5 story maximum, 10' x 5 stories = 50' max height.
4. More housing – dense housing downtown is what we need.
5. What about the empty lot across from the police department?
6. The Paseo @ Maple Street is awesome! More like this in the new plan area.
7. Give me more affordable housing.
8. I want to see affordable workforce housing where preference is towards the working low income.
9. Maximize housing opportunity for people of all income levels.
10. Do not allow developers to exceed a cap height as a density bonus. Insist all development have at least 80% affordable inclusionary, higher amount of very low units.
11. Protections for existing small businesses in The Zone from displacement.
12. Meet the need for larger multi-bedroom units that are desirable to local single family homeowners that want to downsize and live a walkable lifestyle.
13. Fund the rail with development.
14. More housing means more residents, which means we need more community spaces! Not just public plazas and commercial retail and restaurants, but also nonprofits, cooperatives, and community-owned spaces. We will need a community clinic, more groceries, and lots of public toilets.
15. More affordable housing, keep building high!!
16. How did a 4 story project at 314 Jessie get to be 69 feet tall? 4 stories x 10 feet should equal 40. Way too high.
17. A community ought to have a say. We are at capacity we shouldn't be forced to build more housing.





18. Right type of housing (small one bedroom units) downtown and affordable market rates.
19. Excited to see housing of all types, we need to meet RHNA goals to avoid SB35 projects with little oversight.
20. More 100% affordable housing, less space for SC Warriors.
21. We need to build enough housing for families, students, workers who commute from Watsonville, and space for those fleeing heat in the central valley.
22. What is going to happen to current residents? They are going to be displaced.
23. Excited to have more housing! Would like to see flexible housing units and housing that is more dynamic to families at 4+. Keep building higher.
24. Even more housing than ever before please!
25. More housing and lots of low income housing.
26. A community has people of all works and means. How will the housing plans accommodate minimum waged service workers, retirees, currently unhoused residents? Can we ensure all 3000+ new units won't be gobbled up by the affluent gentrifiers? How will this plan drive down rent?
27. With all the effort to make the connection to downtown more walkable and bikeable, also include housing!
28. Variable unit sizes to help all economic levels.
29. Don't move the library! Keep the farmers market where it is!
30. Scenario 2 makes more sense than 3. Prefer lower height restrictions. I think ample use of low to moderate income [housing] is preferable in combined projects.

## Development Scenarios

1. Whoa. We are already at traffic gridlock in the late spring and summer weekends. How on Earth will this work? Especially scenarios 2 and 3?
2. What is the plan to accommodate cars for all the new housing? Is there a way to help with traffic?
3. How will the City protect existing businesses and community organizations that may be priced out by development driven rent and land price increases?
4. I support the expansion of the downtown zone and proposed new developments. I think the height of the towers in scenario 2 and 3 would be hard to sell to the community, but I do like Laurel Street Extension rerouted. Thanks for this event!
5. Need space to build a community with lots of walkable amenities.
6. I like the idea of the arena being on the Riverwalk – Scenario 1 and 2, in order to create a greater diversity of user experience along this City park. Front Street will have housing and the Riverwalk



7. Please include on-site micro-grid electric facilities on all new development for public safety and health.
8. Not Scenario 3!! Please do not allow any building higher than 7 stories that aren't already approved. In order to preserve the character of Santa Cruz that residents and tourists love. Please make residential units larger than 600 square feet to help families have reasonable living space. Please protect wildlife!
9. I want to advocate for financial support of retail and service businesses that are truly community services such as the Hub! Help them stay alive!
10. Build housing for multiple generations; Scenario 3 is best.
11. Parking for a bajillion cars is unnecessary if you just provide public transportation.
12. I support connectivity between the river and boardwalk.
13. Please expand boundary to include more of Laurel Street towards Mission. Increase height and increase density of housing.
14. Fund the rail with development.
15. Height caps should be last of the conditions considered.
16. I favor the scenarios that place housing along the river rather than the arena. And having the buildings tall along the river makes sense!
17. 200 feet is too high. Shift some development to Delaware. Build some larger units, not just micro.
18. Bring a larger supermarket closer to the beach and walkable. Sprouts/ Express target/ Staff of Life/ New Leaf. It feels like a food desert.
19. The scenario diagrams make it really hard to visualize. Please improve so the vision and beauty of the project is clear. So that voters can be convinced it's a great idea!
20. Support the additional height for additional housing! Can UCSC participate in the arena? They need a sports arena!
21. I love the big bold ideas in Scenario 3! We want as much density as possible!
22. Please commit to whatever design concept and development necessary to keep the Sea Dubs in Santa Cruz for many years to come!
23. Down for high density as long as it includes mostly affordable and extremely affordable housing units.
24. We need housing units so build high density downtown.
25. Locating the Arena adjacent to the river would allow an orientation similar to Chase Center.
26. How will this change the quality of life for residents and the nearby river environment? Think about this, please.
27. Keep existing businesses and give existing tenants a right to continue to occupy this area.
28. The downtown area is the appropriate location for dense housing and higher buildings – walkable, near shops services, and employment, and near the transit center.



29. Santa Cruz is not Oakland or SF, Keep heights below 60 feet!
30. I have no problem with high density if traffic issues are mitigated!
31. So far I really like scenario 3. Maximizing the space to build a community with lots of walkable amenities.
32. Support Connectivity to the Riverwalk.
33. Please prioritize becoming familiar with STRONG TOWN principles and applying principles in the planning of The Zone.
34. Local hire requirements. State approved apprenticeship requirements. Sufficient parking for units.
35. Shade, parking rates.
36. With significant additional height – incorporate rooftop or top floor dining options – imagine the view!

### **Sustainability Resiliency**

1. Renewable energy – incentives if you put solar on your house and other creative ideas.
2. Access to trails important – safety on trails for all to enjoy.
3. Safe crosswalks.
4. Urgency of green roofs, solar. What about waste and pollution? Lots of single use stuff on streets right now. Incentivize renewables.
5. Forget emission reductions and focus on climate adaptation. Don't stifle development.
6. How can we not be displaced by these efforts, how can our rent stay low, where will people go for cheap rent?
7. Bike check (ALA SF Grants) could be run by bike church in exchange for space in Warrior's building.
8. Require dual plumbing, use water, recycled or rainwater catchment for irrigation.
9. Dynamic signs for park and walk and dining.
10. Congestion fee? Rideshare taxes?
11. Would like to see the trolley back/expanded.
12. Having development brings people to this area, and safety and positive activity.
13. What about cloud seeding for H2O Supply? See Dubai 2020.
14. Put warriors stadium on River to gain space.
15. Safety in parking and walking is number 1 concern.
16. Energy demand?
17. What about buoyancy of buildings and flood?
18. Climate Change and Water Supply most important.

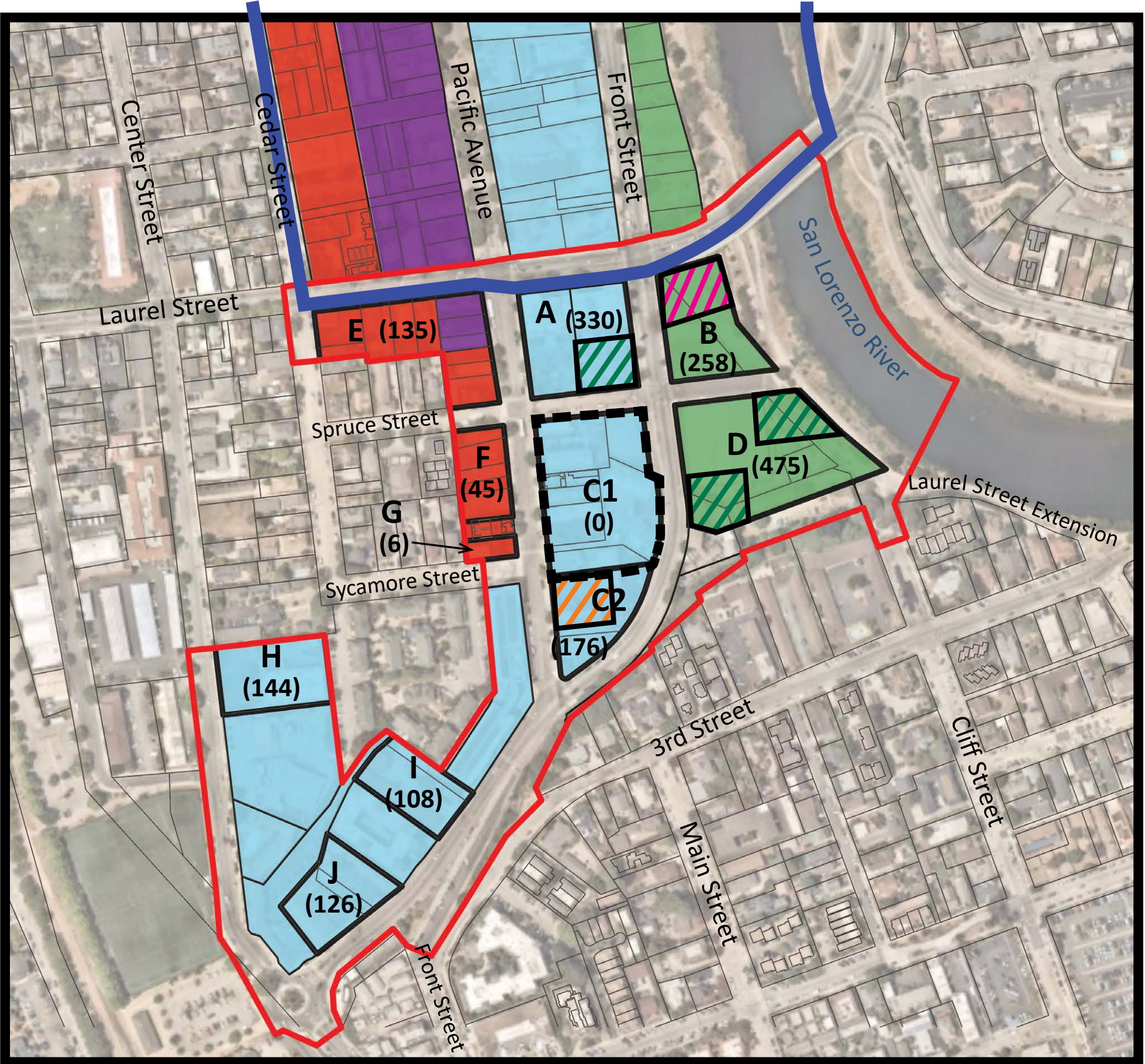
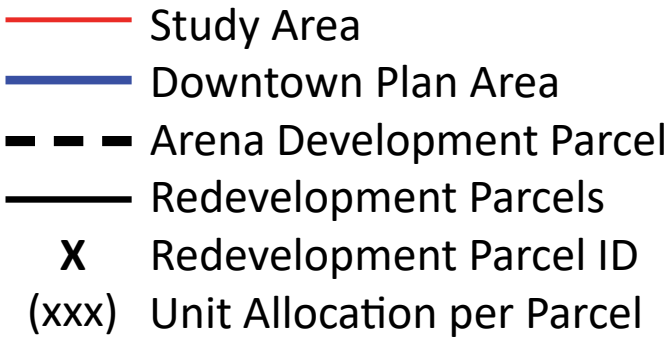
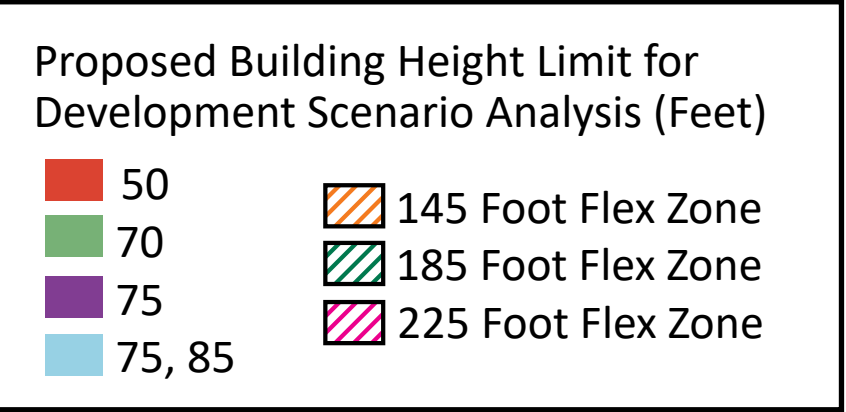


19. Isn't this area in a flood plain? What about sea level rise?
20. Living, breathing "green" buildings. See Lord Foster.
21. Public cell phone charger/kiosks.
22. Want to see elevated warriors stadium with underground parking
23. When are we going to talk about desal again? Create wetland w/ brackish.
24. Electric shuttle to this area, more than just during tourist season.
25. Cross river @ Ocean to the boardwalk.
26. Why are there so many cars?
27. How can we improve shored parking and trolley/bus to get around?
28. Bike Valet, please! Reusable materials and cups at games and events.
29. More walking, biking, and rolling access.
30. Think about ADA and dog friendly (service dogs).
31. Water features.
32. Include lots of shade trees.
33. If we are growing the neighborhood community, we need even more community centers. The Hub and Bike Church need to stay and we need more spaces for noncommercial congregations, workshops, stuff like that. Community kitchens, woodworking studios, gyms, medical care, etc.
34. Compost company in expansion area.
35. What about purple pipe? Are we laying it when we open the streets up?
36. Would love to have lots of bike parking and other incentives to walk or ride the Riverwalk to the zone.
37. What about rooftop gardens, community space, social hubs, expand connectivity and habitat.
38. How can Hub for Sustainable living be involved?
39. Wayfinding signage for bikes, walking.
40. Can you negotiate private lots? Parking is most important! It is too far from parking lot and this area.
41. Bike Church. How can we help with community bike/event space? We're connected to who lives here.
42. Concerned about open space and water with new development.
43. Hydraulic bollards to protect roads from tourist traffic congestion with passes.
44. Love trails. River wall 200' too tall!.
45. Want to see elevated warriors stadium with underground parking.
46. If we build it, will it change? To get people to river and attract people to us. Holistic approach.
47. How can we as a community nonprofit keep our space and serve our people?









Scenario 3.1

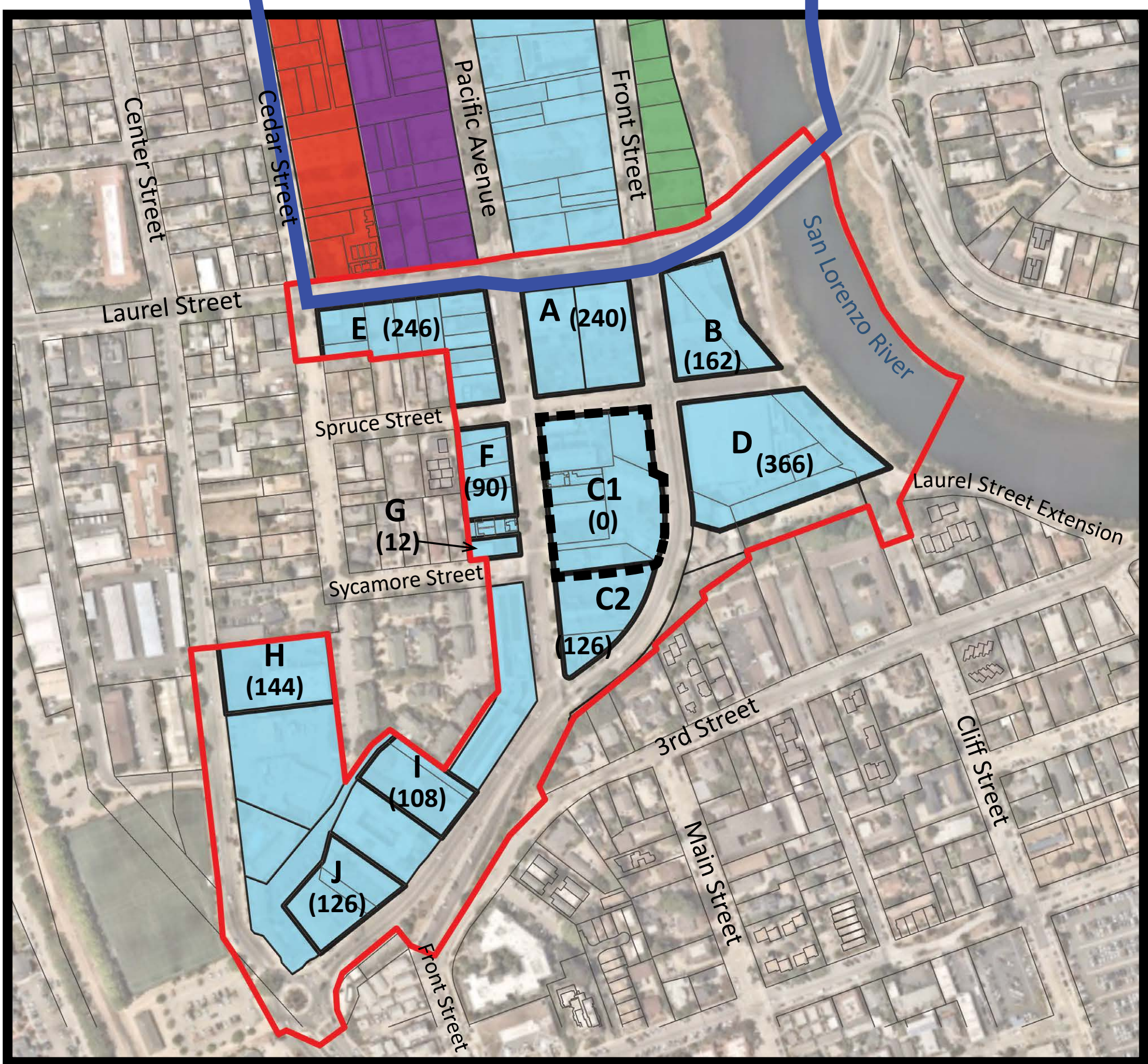
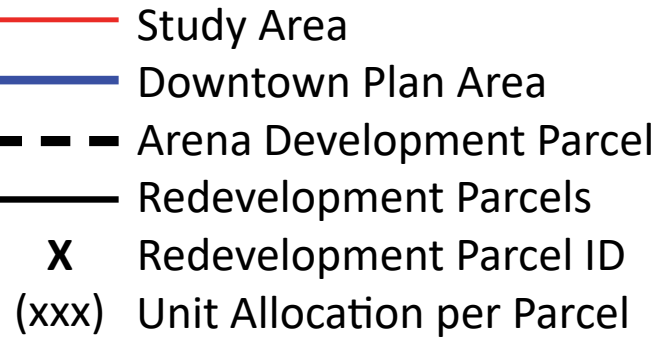
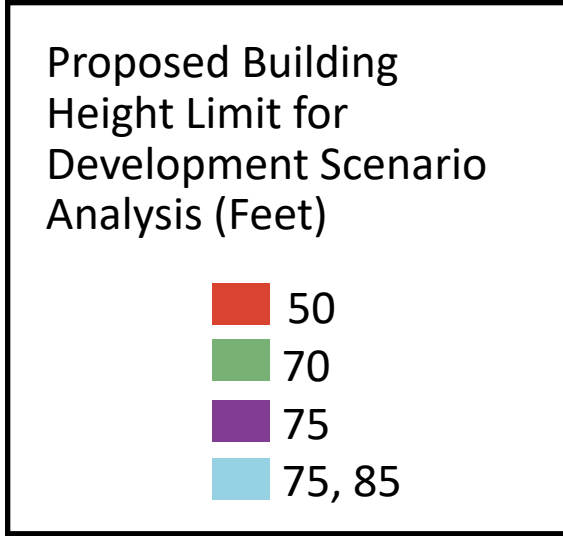
All Parcels		
Scenario 3.1		
Total Gross Floor Area:	(square feet)	2,116,000
Total Commercial Area:	(square feet)	59,000
Total Net Residential Area:	(square feet)	1,387,000
Total Unit Count:	(units)	1,803
Overall Density:	(units / acre)	168.7
Overall FAR:		4.55

Parcels A-D		
Scenario 3.1		
Total Gross Floor Area:	(square feet)	1,441,000
Total Commercial Area:	(square feet)	39,000
Total Net Residential Area:	(square feet)	951,000
Total Unit Count:	(units)	1,239
Overall Density:	(units / acre)	184.8
Overall FAR:		4.93

Parcels E-J		
Scenario 3.1		
Total Gross Floor Area:	(square feet)	675,000
Total Commercial Area:	(square feet)	20,000
Total Net Residential Area:	(square feet)	436,000
Total Unit Count:	(units)	564
Overall Density:	(units / acre)	141.6
Overall FAR:		3.89

- Notes:
1. "Total Gross Floor Area" includes all building area above grade, including parking.
  2. "Total Net Residential Area" assumes 80% efficiency for residential floors.
  3. Baseline Scenario Assumptions:
    - Commercially-zoned parcels to be developed at 3.5 FAR
    - Residentially-zoned parcels to be developed at 40 (R-M) to 55 (R-H) units per acre
  4. Development Scenario Assumptions:
    - +/-750 sf average unit size
    - 40' deep ground level building area surrounds at-grade parking
    - 40% of ground level building area to be Commercial uses; the remainder will be residential lobby, support, mechanical, and utility space





Scenario PC

All Parcels		
		Scenario PC
Total Gross Floor Area:	(square feet)	1,929,000
Total Commercial Area:	(square feet)	59,000
Total Net Residential Area:	(square feet)	1,238,000
Total Unit Count:	(units)	1,620*
Overall Density:	(units / acre)	151.6
Overall FAR:		4.14

Parcels A-D		
		Scenario PC
Total Gross Floor Area:	(square feet)	1,097,000
Total Commercial Area:	(square feet)	39,000
Total Net Residential Area:	(square feet)	951,000
Total Unit Count:	(units)	894
Overall Density:	(units / acre)	133.3
Overall FAR:		3.76

Parcels E-J		
		Scenario PC
Total Gross Floor Area:	(square feet)	832,000
Total Commercial Area:	(square feet)	20,000
Total Net Residential Area:	(square feet)	287,000
Total Unit Count:	(units)	726
Overall Density:	(units / acre)	182.3
Overall FAR:		4.80

\*Zoning could be drafted to allow 1,620 units as described by Scenario PC; however, based on parcel size, geometry, and proximity to a Neighborhood Conservation Area, feasible unit count estimated to be 1,458.

- Notes:
1. "Total Gross Floor Area" includes all building area above grade, including parking.
  2. "Total Net Residential Area" assumes 80% efficiency for residential floors.
  3. Baseline Scenario Assumptions:
    - Commercially-zoned parcels to be developed at 3.5 FAR
    - Residentially-zoned parcels to be developed at 40 (R-M) to 55 (R-H) units per acre

4. Development Scenario Assumptions:
  - +/- 750 sf average unit size
  - 40' deep ground level building area surrounds at-grade parking
  - 40% of ground level building area to be Commercial uses; the remainder will be residential lobby, support, mechanical, and utility space



CITY OF SANTA CRUZ  
City Hall  
809 Center Street  
Santa Cruz, California 95060



## **PLANNING COMMISSION**

### **MINUTES**

**May 5, 2022**

**7:00 P.M. GENERAL BUSINESS AND MATTERS OF PUBLIC INTEREST, ZOOM WEBINAR**

**Call to Order**-The meeting was called to order at 7:01 p.m.

**Roll Call**-Commissioners Conway, Greenburg, Kennedy, Maxwell, Mesiti-Miller, Schifffrin, and Dawson were present.

**Statements of Disqualification**-None

**Oral Communications**-None

### **Approval of Minutes**

1. Approval of the minutes of March 3, 2022.
2. Approval of the minutes of March 17, 2022.

**MOTION:** Motion made by Commissioner Schifffrin, seconded by Commissioner Kennedy, to approve the minutes of March 3, 2022 and March 17, 2022.

**ACTION:** The motion passed by the following vote:

**AYES:** Conway, Greenberg, Kennedy, Maxwell, Mesiti-Miller, Schifffrin, Dawson.

## General Business

### 3. Downtown Plan Expansion Project - Review of Development Scenarios

Senior Planner Sarah Neuse presented the item to the Commission.

Consultants Bill Wiseman, Justin Doull addressed the Commission.

The following members of the public addressed the Commission: Anna Gehriger, Bryan Shields, Jack McCourt, Rafa Sonnenfeld.

MOTION: Motion made by Commissioner Schiffrin, seconded by Chairperson Dawson that the Planning Commission recommend to the City Council the following as the preferred alternative for the Downtown Expansion General Plan Amendment for consideration in the CEQA document:

- The site of the Arena will be in the area between Pacific Avenue and Front Street.
- In order to strike a balance between providing significant new housing and not changing the character of the downtown area in an extreme way, the majority of additional high-density housing shall be provided adjacent to the San Lorenzo River. The total number of new units in the expansion area shall not exceed 1,600 and, to the extent feasible, housing for educators should be included.
- The building heights for new development in the expansion area shall not exceed the height of the tallest building in the downtown area, after a density bonus benefit, as long as 1,600 new units can be provided.
- Laurel Street Extension, if relocated, shall be closer to the hillside without requiring the demolition of the existing special needs housing unless a relocated facility has been provided.
- At least one third of the total new higher density housing units in the expansion area shall be affordable to low-income households, and the inclusionary requirement for individual projects shall be 25% with a 30% requirement for projects with density bonuses.
- New developments that displaces existing low-income residents shall provide replacement affordable units on a one to one basis and shall not be counted towards meeting a project's inclusionary requirement.
- In order to minimize the potential impact of the proposed Plan on additional displacement of affordable housing within the plan area and in surrounding areas, particularly Beach Flats and Lower Ocean, an advisory committee of residents and affordable housing experts shall be formed to study and recommend effective mitigation measures, in coordination with the Planning Commission.
- The EIR on the Plan shall contain an analysis of the potential impacts on the environment of displacement that may result from the Plan and shall include appropriate mitigation measures.

- The Plan should include the proposals for the Civic plaza, lighting, and connectivity between the beach area and the downtown.
- Public transit should be a central component of the Plan.

MOTION: Motion made by Commissioner Mesiti-Miller, seconded by Commissioner Conway, to allow a substitute motion to be introduced.

MOTION: Motion made by Commissioner Schiffrin, seconded by Commissioner Kennedy, to extend the Planning Commission meeting time to adjourn to 11:15 p.m.

ACTION: The motion to extend the time to adjourn the meeting passed by the following vote:

AYES: Conway, Kennedy, Greenberg, Maxwell, Mesiti-Miller, Schiffrin, Dawson

Commissioner Schiffrin called the question to vote on whether the substitute motion should be considered.

ACTION: The motion to accept the introduction of a substitute motion passed by the following vote:

AYES: Conway, Greenberg, Kennedy, Mesiti-Miller, Maxwell, Schiffrin, Dawson

NOES: None

MOTION: Substitute motion made by Commissioner Mesiti-Miller, seconded by Commissioner Conway, as staff moves forward in developing this project into a plan that they include the comments of the Planning Commission, the public, and other Commissions staff will be working with as they refine the plan for presentation to the City Council.

ACTION: The substitute motion passed by the following vote:

AYES: Conway, Greenberg, Kennedy, Mesiti-Miller

NOES: Maxwell, Schiffrin, Dawson

MOTION: Motion Made by Commissioner Schiffrin, seconded by Chairperson Dawson that the Planning Commission recommend to the City Council the following as the preferred alternative for the Downtown Expansion General Plan Amendment for consideration in the CEQA document:

- The site of the Arena will be in the area between Pacific Avenue and Front Street.
- In order to strike a balance between providing significant new housing and not changing the character of the downtown area in an extreme way, the majority of additional high-density housing shall be provided adjacent to the

San Lorenzo River. The total number of new units in the expansion area shall not exceed 1,600 and, to the extent feasible, housing for educators should be included.

- The building heights for new development in the expansion area shall not exceed the height of the tallest building in the downtown area, after a density bonus benefit, as long as 1,600 new units can be provided.
- Laurel Street Extension, if relocated, shall be closer to the hillside without requiring the demolition of the existing special needs housing unless a relocated facility has been provided.
- At least one third of the total new higher density housing units in the expansion area shall be affordable to low-income households, and the inclusionary requirement for individual projects shall be 25% with a 30% requirement for projects with density bonuses.
- New developments that displaces existing low-income residents shall provide replacement affordable units on a one to one basis and shall not be counted towards meeting a project's inclusionary requirement.
- In order to minimize the potential impact of the proposed Plan on additional displacement of affordable housing within the plan area and in surrounding areas, particularly Beach Flats and Lower Ocean, an advisory committee of residents and affordable housing experts shall be formed to study and recommend effective mitigation measures, in coordination with the Planning Commission.
- The EIR on the Plan shall contain an analysis of the potential impacts on the environment of displacement that may result from the Plan and shall include appropriate mitigation measures.
- The Plan should include the proposals for the Civic plaza, lighting, and connectivity between the beach area and the downtown.
- Public transit should be a central component of the Plan.

Commissioner Mesiti-Miller requested a friendly amendment to the motion amending the motion to remove the height restriction, to not exceed the height of the tallest building downtown, which is the St. George at 100 feet, and that the number of units be met by the use of the base height as proposed by staff with the towers as needed, and the towers to be placed in such a way as to be aesthetically attractive from the view of Cliff Street to be considered.

Commissioner Schiffrin rejected the friendly amendment proposed by Commissioner Mesiti-Miller.

Commissioner Greenberg requested a friendly amendment that the language around the building heights downtown not be included in the motion.

Commissioner Schiffrin rejected the friendly amendment proposed by Commissioner Greenberg.

MOTION: Commissioner Schiffrin called the question on the motion.

Commissioner Greenberg requested a friendly amendment to split the height issue from the motion.

Chairperson Dawson seconded the motion to call the question.

ACTION: The motion to call the question passed by the following vote:

AYES: Conway, Greenberg, Kennedy, Maxwell, Schiffrin, Dawson

NOES: Mesti-Miller

ACTION ON THE MOTION ON THE FLOOR: The motion passed by the following vote:

AYES: Greenberg, Maxwell, Schiffrin, Dawson

NOES: Conway, Kennedy, Mesiti-Miller

### **Information Items**

4. Informational report on City Council action relating to the Annual Housing Element and General Plan Progress Reports Calendar Year 2021.

MOTION: Motion made by Commissioner Schiffrin, seconded by Commissioner Maxwell to continue this item to the next regular meeting of the Planning Commission on May 19, 2022.

ACTION: The motion passed by the following vote:

AYES: Conway, Greenberg, Kennedy, Maxwell, Schiffrin, Dawson

NOES: Mesiti-Miller

MOTION: Motion made by acclamation to extend the meeting to adjourn 11:20 p.m.

Principal Planner Matthew VanHua advised the Commission of recent City Council actions and upcoming items that will be presented to the Planning Commission.

**Subcommittee/Advisory Body Oral Reports-None**

**Adjournment-**The meeting was adjourned at 11:20 p.m.

## Staff Responses to Planning Commission's May 5, 2022 Motion

- *The site of the Arena will be in the area between Pacific Avenue and Front Street.*
  - Staff agrees on the preferred location. We also recommend studying two possible locations for the Warriors Arena in order to ensure that an appropriate site is analyzed and that the Warriors will be able to pursue their project even if challenges with parcel assembly arise.
- *In order to strike a balance between providing significant new housing and not changing the character of the downtown area in an extreme way, the majority of additional high-density housing shall be provided adjacent to the San Lorenzo River. The total number of new units in the expansion area shall not exceed 1,600 and, to the extent feasible, housing for educators should be included.*
  - Locating housing adjacent to the river is the preferred option. Staff recommends studying more housing units, at least 1,800 for the project area. Dedicated housing for educators or school district employees will be considered.
- *The building heights for new development in the expansion area shall not exceed the height of the tallest building in the downtown area, after a density bonus benefit, as long as 1,600 new units can be provided.*
  - Given that the current downtown height is set prior to a Density Bonus being allowed, this motion is more restrictive on housing capacity than the current downtown standards. Limiting height in this way could create tall and blocky buildings which is not a preferred building form above seven stories of height. Taller building elements are an important element of this plan not just for housing but also for good urban design and creating a new center of gravity that attracts people and business to the downtown. As noted in the agenda report, a majority of the Planning Commission supported taller building elements. More detailed responses related to this portion of the motion are contained in the agenda report.
- *Laurel Street Extension, if relocated, shall be closer to the hillside without requiring the demolition of the existing special needs housing unless a relocated facility has been provided.*
  - The CEQA analysis will consider different options for roadway realignment to ensure that alternatives are studied.
- *At least one third of the total new higher density housing units in the expansion area shall be affordable to low-income households, and the inclusionary requirement for individual projects shall be 25% with a 30% requirement for projects with density bonuses.*
  - Affordable housing will be an important component of the policies in the plan area, and the project is not scoped to analyze the feasibility of a new inclusionary housing requirement. More detailed responses related to this portion of the motion are contained in the agenda report.
- *New development that displaces existing low-income residents shall provide replacement affordable units on a one to one basis and shall not be counted towards meeting a project's inclusionary requirement.*

- State law requires that any housing units currently occupied by lower-income households be replaced at a 1-1 basis and allows a developer to include those units as part of their inclusionary obligation.
- *In order to minimize the potential impact of the proposed Plan on additional displacement of affordable housing within the plan area and in surrounding areas, particularly Beach Flats and Lower Ocean, an advisory committee of residents and affordable housing experts shall be formed to study and recommend effective mitigation measures, in coordination with the Planning Commission.*
  - Potential for indirect displacement is an important citywide issue that deserves to be studied in a comprehensive manner on a citywide scale. More detailed responses related to this portion of the motion are contained in the agenda report
- *The EIR on the Plan shall contain an analysis of the potential impacts on the environment of displacement that may result from the Plan and shall include appropriate mitigation measures.*
  - CEQA analysis of population and housing requires study of whether the project will 1) “Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) and 2) “displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.” Therefore, these topics will be analyzed as part of the review in a manner as mandated by CEQA.
- *The Plan should include the proposals for the Civic plaza, lighting, and connectivity between the beach area and the downtown.*
  - These components are included in the preferred development scenario.
- *Public transit should be a central component of the Plan.*
  - As a land use plan, the Downtown Plan does not direct programming elements like transit schedules. However, the plan will evaluate how connections to the existing transit center north of Laurel Street will be supported or enhanced, and it will evaluate the needs for new transit stops, along with the requisite right-of-way infrastructure for such stops. Policy guidance for addressing some of the existing circulation challenges associated with seasonal beach access can also be included.





**Downtown Commission**  
Regular Meeting  
**Action Agenda**  
8:30 a.m., Thursday, May 12, 2022  
  
Zoom Webinar

**Call to Order: 8:34 a.m.**

**Roll Call:** Chair Farrell, Commissioners: Book-Kelley, Brennan, Carr, Dahlen, Nelson

**Absent with Notification:** Vice Chair Ferrara

**Absent without Notification:** None

**Statements of Disqualification:** Commissioner Carr announced she would be recusing herself from item #4 due to the fact that she is employed by Santa Cruz Community Credit Union, who may be a Program Lender for the Parklets.

**Announcements:** None.

**Oral Communications:**

Chair Farrell opened the floor for Oral Communications there were no speakers. Chair Farrell closed the floor for Oral Communications.

**Presentations**

1. Outdoor Dining Extensions/Parklet Update given by Rebecca Unitt Economic Development Department
2. Downtown Plan Expansion Project Report given by Sarah Neuse Senior Planner & Bill Wiseman with Kimley-Horn

**Approval of Minutes**

3. March 24, 2022 Downtown Commission Minutes

Motion carried to approve the minutes of the March 24 2022, meeting

## General Business

4. Creation/Re-creation of an outdoor dining extension/Parklet Program Ad Hoc Sub Committee

Motion carried for the Downtown commission to approve the formation of and membership to an outdoor dining extension/parklet program ad hoc sub committee, including up to three commissioners for a period not to exceed six months to continue to work with Economic Development and Public Works Staff on permanent program recommendations.

Chair Farrell opened the floor for public comment. There were no speakers.  
Chair Farrell closed public comment.

## Information Items

5. Planning Commission Downtown Plan Expansion Project Report 5-5-2022

**Subcommittee/Advisory Body Oral Reports:** None.

## Items Initiated by Members for Future Agendas

Beach Trolley Shuttle Service

Formation of an Ad Hoc Committee for the Downtown Plan Expansion Project

## Adjournment

The Downtown Commission adjourned at 10:57 a.m.

## Coastal Commission Comments from June 8, 2022

Thank you for reaching out regarding the City's proposed Downtown Plan Expansion project. We appreciate the opportunity for early coordination and solicitation of input for what would amount to a major transformation of the lower downtown area, including significant opportunities for re-envisioning, enlivening, and better connecting the Riverwalk with Downtown and the City's most popular and heavily visited coastal areas. It is our understanding that the project is intended to provide for significant residential and commercial development in that area, including to help meet housing needs identified in the most recent Regional Housing Needs Assessment, with a focus on sustainable and concentrated growth. We recognize the importance of the project for the City, and we look forward to working closely with the City as the project moves forward. We do note that we have significant staffing constraints at this time, including a number of new staff just getting up to speed, and that will affect our potential level of engagement; and it has affected our ability to input right now in terms of your current request for input. Please accept our apologies for the delayed input. For now, and in response to your request and current deadline, we provide the following preliminary comments:

- First off, we are generally supportive of increased densities in the proposed project areas, provided extra attention is paid to both the river side of the project area (i.e., improved connectivity both in terms of public recreational access, but also aesthetic/ecological connectivity), and to siting/design measures that can reduce perceived scale (e.g., upper stories setback from lower stories, no cantilevers, and the use of cutouts, articulation, etc.).
- We strongly encourage that the DEIR and subsequent project materials provide detailed information on the proposed treatments of the public rights of way throughout the project area, including to help understand how these public spaces might relate to the intensification and densification proposed, as well as to ensure that such spaces become renovated/re-envisioned public corridors that function hand in glove with proposed building/structure development, including to enhance multi-modal transportation (bicycle/pedestrian, and bus) and vehicular access.
- There has historically been significant confusion around the density bonus provisions as it relates to the LCP, including how to harmonize them with the LCP's coastal resource protection standards and other building allowances/zoning concessions unique to the City's LCP. We highly recommend that the City pursue an LCPA that can clarify how density bonus provisions might be best integrated and harmonized with the proposed Downtown Plan update (including Flex Zones) and LCP standards, including so that all parties (e.g., developers, the public, and City/Commission staff, City Council, etc.) have a clear understanding of the development standards applicable to each project. An example of density bonus language that we developed for this purpose in collaboration with San Luis Obispo County in a recent LCP amendment can be found in the attached staff report (see pages 6-8). We advise that such language is necessary and required to be able to push forward projects like this where there may be questions regarding the interactions between state density bonus provisions and the LCP. We would be happy to work with City staff on such a density bonus LCPA to better facilitate the proposed Downtown Plan effort and the individual projects within the Downtown Plan, whether as part of the Downtown Plan update or separately.
- Finally, regarding the proposed height projections, we would note that the proposed flex zoning heights/sites (with allowances up to 145 feet, 185 feet, and 225 feet) invariably raise public viewshed questions. Such heights would be a significant departure from and increase to existing downtown buildings heights, and even a significant departure from and increase to buildings heights

from recently entitled projects (not yet constructed) that also were significant departures and increases. Based on the information we have at the current time, we are not in a position to comment further past suggesting that it will be important for the DIER and related materials to thoroughly evaluate such height/massing increases, including versus alternatives that maintain existing heights, that apply heights similar to recently entitled projects, and that ensure massing overall makes coastal resource sense (e.g., alternatives where there may be a range of massing provisions, some lower and some higher than existing). We also recommend that accompanying visual simulations (of alternative allowances for buildings as seen from the street and river/levee be provided, as well as visual simulations of the river side improvements and any public recreational access improvements/connections to aid in public participation and project development. It will also be important to articulate in the update and DEIR process the ways in which such massing provisions relate to the Downtown Plan as a whole, including the project benefits and improved coastal access amenities. It is our hope that the forthcoming DEIR will provide more details for us to be able to draw conclusions on coastal resource issues, including visual resource protection and public recreational access/connectivity, and we will have more input at that point.

We hope these preliminary comments are helpful to the City, and we look forward to working with the City as the project develops.

Sincerely,

Rainey Graeven  
District Supervisor  
Central Coast District Office  
California Coastal Commission

## Rosemary Balsley

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**From:** Trēa Robinson <trearobinson@gmail.com>  
**Sent:** Monday, June 06, 2022 3:08 PM  
**To:** City Council  
**Subject:** Santa Cruz Warriors Letter of Support

Hi City Council,

I am the longtime Director of Community Engagement for the Volunteer Center of Santa Cruz County and so I am familiar with all the ways in which the Santa Cruz Warriors have engaged with and supported our community. I am not writing this letter on behalf of the Volunteer Center, but on behalf of myself and my family. My children have grown up in Santa Cruz, attending countless SC Warriors games, we have participated in school and community fundraisers at the arena, girl empowerment events, and so many other amazing community-building events.

In my role as a Community Engagement Director, the SC Warriors have partnered with the Volunteer Center on many community-building campaigns. They have sponsored nearly all of our events and initiatives with donations of time, merchandise, volunteer-power and event space. I have never asked the SC Warriors for help and been denied. They literally help in any way they can.

They participate every year in our Adopt a Family program, volunteering, donating gifts and providing game tickets for the volunteers. Every year we help them pick a family in extraordinary need and one of their players will visit the family with mascot Mav'Rick and bring them a tree, fully decorate it and provide them with all of their holiday gifts. Their players volunteer every November to help us provide a warm Thanksgiving meal to South County Mental Health participants. SC Warriors staff volunteer every year in our mental health programming garden where they built all of our raised veggie boxes and filled them with soil. The list goes on, all the ways in which the SC Warriors help the community. From beach clean ups to diversity and inclusion-themed movie screenings, I am amazed at their level of engagement.

My children are in high school now, but when they were in elementary school, they LOVED it when the Santa Cruz Warriors players would visit the school and read to them, play basketabll with them and be all around amazing role models.

The arena itself is a welcome addition to Santa Cruz and it would be devastating to lose it. I have yet to meet a local who isn't thrilled that the Warriors have come to town. Let's show our appreciation for all the SC Warriors have given us and provide them with a permanent home here. I am positive that their presence in Santa Cruz will only make us better.

Thanks,

Trēa Robinson  
City of Santa Cruz resident, mother and nonprofit leader

## Rosemary Balsley

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**From:** David Doolin, CPA <ddoolin@PPandCo.com>  
**Sent:** Monday, June 06, 2022 5:02 PM  
**To:** City Council; Donna Meyers; Renee Golder; Shebreh Kalantari-Johnson; Sonja Brunner; Justin Cummings; Sandy Brown; Martine Watkins  
**Subject:** Support for Preferred Development Plan as part of the Downtown Expansion Plan

Dear Santa Cruz City Council Members,

As a resident and small business owner in the City of Santa Cruz, I strongly encourage you to vote in favor of the preferred development plan as part of the Downtown Expansion Plan for the area south of Laurel Street that you will be voting on June 14<sup>th</sup>.

There are many benefits that this will provide to our City.

First, it will help the Santa Cruz Warriors to develop a permanent facility in Santa Cruz. Since they have arrived in Santa Cruz nearly 10 years ago, the Warriors have provided incredible family entertainment at a bargain price to Santa Cruz residents. In addition they have provided many school visits and promoted reading and learning. They have provided bargain or no cost tickets to local non profits and to schools to support those organizations and educators. Should we lose the Warriors we would be losing a community gem!

Second, we need more housing in Santa Cruz. Not just to satisfy state law but to create a place where young people can live and create a vibe in Santa Cruz. A community can't survive without young people and young people won't come if we can't provide them with a place to live.

Finally, the area in question is in drastic need of redevelopment. It is dilapidated and run down. An upgrade would go a long way to make our extended downtown vibrant. A vibrant downtown creates jobs and taxes which are needed to fund the public services that we need to make our community safe and clean for our residents.

I am more than happy to discuss this with any or all of you. You may call me at the number below.

**David Doolin, CPA**  
Managing Partner  
**Petrinovich Pugh & Company, LLP**  
[ddoolin@PPandCo.com](mailto:ddoolin@PPandCo.com) | [Send Secure Documents to Me](#)

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**From:** [Michael Allard](#)  
**To:** [City Council](#)  
**Subject:** [CAUTION: Verify Sender Before Opening!] Letter to City Council Regarding the Future of Downtown  
**Date:** Monday, June 06, 2022 5:27:09 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[S.C. City Council - Downtown Expansion Plan.docx](#)

---

Dear Esteemed Council Members,

Please find my letter below and attached regarding the Downtown Expansion Plan.  
Respectfully, please confirm receipt.

Sincerely,  
Michael Allard

June 6, 2022

Michael Allard  
384 Hames Road  
Corralitos, CA. 95076  
(831) 809-0864

Dear Esteemed Council Members,

I am writing in support of the preferred development plan as part of the Downtown Expansion Plan. Specifically, for the opportunity to keep the Santa Cruz Warriors in Santa Cruz.

I have been a season ticket holder for seven years and believe the Santa Cruz Warriors are vital, and bring vitality, to our downtown. Prior to the Santa Cruz Warriors coming to town, I avoided downtown Santa Cruz. Now I am there often during the season, **and** during the offseason. The Santa Cruz Warriors bring the community together, and build community and goodwill.

What I am most impressed with is the organization's dedication to serving. I have served alongside the players and staff as they participate in beach clean-up, visited the Boys and Girls Club, etc. Their dedication to the youth of Santa Cruz is unmatched.

This is not about a new sports arena. This is about keeping the best thing to ever happen to Santa Cruz (since the Boardwalk) in Santa Cruz. They have done so much for Santa Cruz and it would be a disaster to lose them. This is about the goodwill, revitalization and pride they have brought to Santa Cruz.

Additionally, a new arena would not just be for sports, but for other important arts that could include the symphony, speaker series', etc. Not to mention the JOBS it will bring to downtown and surrounding areas.



I typically do not write letters of support, or lack of support of local issues. However, in this case I believe Santa Cruz is in danger of losing the Warriors, jobs, housing, tax revenue and community. This would devastate me and thousands of others who have enjoyed, and spend a great deal of money downtown since the arrival of the Santa Cruz Warriors.

I hope you will consider all of the above, and the future of downtown Santa Cruz in your decision.

Sincerely,

Michael Allard

**Michael Allard**

Managing Director | Client Advisor

**DIRECT** 415.510.6820 | **CELL** 831.809.0864

**Freestone**

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June 6, 2022

Michael Allard  
384 Hames Road  
Corralitos, CA. 95076  
(831) 809-0864

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I have been a season ticket holder for seven years and believe the Santa Cruz Warriors are vital, and bring vitality, to our downtown. Prior to the Santa Cruz Warriors coming to town, I avoided downtown Santa Cruz. Now I am there often during the season, **and** during the offseason. The Santa Cruz Warriors bring the community together, and build community and goodwill.

What I am most impressed with is the organization's dedication to serving. I have served alongside the players and staff as they participate in beach clean-up, visited the Boys and Girls Club, etc. Their dedication to the youth of Santa Cruz is unmatched.

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I hope you will consider all of the above, and the future of downtown Santa Cruz in your decision.

Sincerely,

Michael Allard  
Managing Director  
Freestone Capital Management

## Rosemary Balsley

---

**From:** Marc Susskind <ledges101@cruzio.com>  
**Sent:** Monday, June 06, 2022 10:21 PM  
**To:** City Council  
**Subject:** Santa Cruz Warriors Letter of Support Information

Greetings Santa Cruz City Council,

My name is Marc Susskind and I live in the City of Santa Cruz. My wife and I, have both lived in Santa Cruz for over 35 years apiece. We both run small businesses out of our Westside home. Our family frequents the downtown area for a variety of pleasures including sampling restaurants, movies, live music, the MAH, shopping and to see sporting events, especially the Santa Cruz Warriors. Ever since the Warriors moved to Santa Cruz my family and I have been fans, regularly attending roughly 6-10 games per year. The basketball is exciting, the quality of play is very high and the environment at the local arena is electrifying! However, the Warriors represent more than just a good night of watching basketball. Our entire family and community benefits due to the presence of the Warriors on the court and off, especially due to their involvement in our town. I recall the Warriors doing visits to Bayview Elementary School and the downtown Boys and Girls Club. I can also state how neat it is for my 78 year old mother in law to not only watch the Warriors play as a season ticket holder but also to help her feel more part of the local community as she ages.

The Warriors have been nothing but a positive presence in Santa Cruz upon their arrival. Seeing them leave town for a larger city would be devastating. The present arena serves as a downtown anchor. My family will often go downtown prior to games to have dinner or a drink. With a permanent Arena and new surrounding housing, the economic and social benefits would be nothing but positive. The next step for the City Council is to ensure that the Warriors remain a presence Downtown for decades to come!

I have reviewed the Warriors Downtown Proposal and am fully in support of their plan. The area in the Downtown Sector in which the Warriors have proposed their Arena Development has been due for a change-over for many decades. For too many years, people have complained about the 'scary section of the Mall,' the area just East of Laurel Street. The Development Proposal offers a myriad of benefits besides a permanent home for our Warriors – such as a new Arena for sporting, musical and community events. The Proposal's call for new housing units and commercial establishments is even more exciting as our Pacific Garden Mall has seen and will continue to see the positive aspects of the current and future Downtown Development. Our Downtown is changing for the betterment of all Santa Cruz residents and the adoption of the Downtown Redevelopment Plan will hasten this progress. Please consider adopting this new proposal and supporting our Warriors in any way possible. Let's keep the Warriors in Santa Cruz for the betterment of current and future generations!

Thank you and best wishes,

Marc Susskind and family (Jill, Jonah and Maizy)

### **m.s.builders**

**Marc Susskind** LICENSE #803841  
TEL 831 | 246 | 1551 Ledges101@cruzio.com  
115 Redwood Street Santa Cruz, CA 95060  
MS-builders.com

## Rosemary Balsley

---

**From:** Reimann, Don <Drdon.Reimann@colliers.com>  
**Sent:** Tuesday, June 07, 2022 2:38 PM  
**To:** City Council  
**Subject:** Let's Keep the Sea Dubs in Santa Cruz in New Arena

Good Afternoon Council members.

I am writing this e-message to you with great respect and appreciation for what you do, to relay how much we have enjoyed the Warriors G-League franchise in downtown Santa Cruz. And, how important we believe they are to the health and viability of the City itself.

Santa Cruz Warriors home games help bring our entire community together to support the team and polish the pride we share in our community. We have had and still hold season tickets since their very first game in their first season here. Whether they are staged during the week or on the weekends, it always has proved to be a rewarding evening, and virtually every game has been preceded by dinners at one of the restaurants nearby. Many of the season ticket holders follow this path as well.

As you're in study, change is now afloat, and the not so long-ago entry of the Sea Dubs has marked a resurgence of interest in our city center from "locals" and others coming to Santa Cruz from Santa Clara and Monterey counties. The Sea Dubs are a prime draw, and everyone benefits in one way or another from their play and exemplary community involvement.

This resurgence will undoubtedly be further amplified by your greenlighting a new Arena, properly sized, staged, and fitted to not only basketball competitions, but all sorts of cultural and community entertainment options. Combined with the now contemplated downtown housing development and accompanying retail and commercial spaces, our downtown area will return a much-needed energy to the city center of Santa Cruz.

Once finished, we see UCSC athletics, the Santa Cruz Symphony, certain college and high school events, and name artists making Santa Cruz a "must play stop" on their tours, each taking a role in use of the new Arena for events which feature best in class seating, viewscapes and acoustics. All of these magnify the city of Santa Cruz as a must go destination for tourism and add important revenue to our city coffers.

Moving to Santa Cruz from San Ramon in 1978 and then building our home on a lot just below UCSC, we have seen changes, both positive and unfortunately negative in our city by the bay. The Loma Prieta earthquake for us marked the beginning of a slow but recognizable deterioration of our City Center. The steady rise in the homeless population has steered many city residents and families away from city center activities, shopping, dining, entertainment, etc. Some from threatening and fear, some from a lack of understanding, and some from purely sanitary reasons. I'm certain you're aware of all of this and are trying your best to deal with each issue. Please continue to press forward with your work to make our city center safe and non-threatening again.

A new sports and entertainment Arena as a permanent home for our Sea Dubs, combined with the Downtown dense housing options, accompanying retail and commercial spaces you're considering will encourage a vibrant community atmosphere with both locals and visitors supporting our local businesses, engaging in our civic resources, and assist in building our community. The end result of which will be a revival of the downtown area, making Santa Cruz a more family friendly destination for all.

We ask you to move forward with a favorable "yes" vote on June 14<sup>th</sup> to adopt a preferred development plan as part of the Downtown Expansion Plan area south of Laurel Street!

With appreciation,

**Donald H. Reimann, SIOR**

Executive Vice President | Pacific Region

Landlord & Tenant Representation & Consulting

Silicon Valley & Santa Cruz County

[DrDon.Reimann@Colliers.com](mailto:DrDon.Reimann@Colliers.com)

California License #00772400

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225 W. Santa Clara Street, Suite 1000 | San Jose, 95113 | United States



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## Rosemary Balsley

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**From:** Michael Martelon <[mmartelon@santacruz.org](mailto:mmartelon@santacruz.org)>  
**Sent:** Tuesday, June 07, 2022 5:04 PM  
**To:** City Council  
**Subject:** Letter to Council  
**Attachments:** Letter of Support - Warriors .pdf

Please find attached a letter of support.  
Thank you for including it in the council packet.

Best,



**Michael Martelon**  
Chief Executive Officer

**p:** 831.425.1234 x106  
**e:** [mmartelon@santacruz.org](mailto:mmartelon@santacruz.org)

303 Water Street | Suite 100  
Santa Cruz, CA 95060



6 June 2022

Honorable Mayor Sonja Brunner & Esteemed Council Members  
City of Santa Cruz  
809 Center Street, Room 10  
Santa Cruz, California 95060

Dear Madam Mayor and Council Members,

As the recently appointed Chief Executive Officer of Visit Santa Cruz County, I've become aware of the potential adoption of a preferred development plan as part of the Downtown Expansion Plan area south of Laurel Street. What a fabulous opportunity you have in front of you – for our area businesses, and the entire community, to have such a wonderfully galvanizing venue in our community.

Obviously, there is the economic impact accompanying an association with a world-renown brand such as the Warriors; but, there is a much deeper purpose for the soul of Santa Cruz. From jobs, common cause, the role models who perform in the space, the education, comradery, inspiration and potential careers of our children. It is a red brick schoolhouse in so many ways, with decades of lessons in front of us.

The Warriors organization support of local schools with education programs that promote equity of life outcomes for SC County students to succeed; its programs in local elementary schools tied to reading, math, health and wellness; their personal, in-person appearances each school year with players, coaches, front office staff, etc. to work with local kids; the home games bringing the entire community together to cheer for their team; the club's participation in more than 1,500 community events since arriving in 2012; their complimentary tickets to every home game for underserved or underrepresented groups; and, the more than 103,000 meals to Second Harvest Food Bank in the last two years alone. It's so much more than sports – and the list goes on.

And, possibly the pinnacle of its promise: homes. The project is committed to providing affordable housing elements as well, and a project of this size could yield more than 200 units of affordable housing in downtown.

We wholeheartedly support this project and the organization's commitment to our community and the mothers, fathers, sons and daughters that benefit from the generosity and inspiration that sports provide our region.

Respectfully,

A handwritten signature in blue ink that reads "Michael Martelon".

Michael Martelon  
Chief Executive Officer



## Rosemary Balsley

---

**From:** Jacob Martinez <jacob@digitalnest.org>  
**Sent:** Wednesday, June 08, 2022 8:12 AM  
**To:** City Council  
**Subject:** Letter of support for June 14 Council meeting agenda item  
**Attachments:** Scan20220608080831.pdf

Dear City Council,

Attached you will find a letter of support for the June 14th agenda item to adopt the Downtown Expansion Plan.

Thank you,  
Jacob

**Jacob Martinez** | Chief Executive Officer | Digital **NEST** | T: [831-331-7419](tel:831-331-7419) | [LinkedIn](#) | [digitalnest.org](http://digitalnest.org) | Pronouns: he/him/his



# Digital NEST

High tech for young minds.

## Digital NEST

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### Founder & CEO

Jacob Martinez, Founder  
Jacob@digitalnest.org  
831.331.7419

### Locations:

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Donate online at  
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Digital NEST is a 501(c)(3) nonprofit organization

6/8/2022

Dear Santa Cruz City Council,

Digital NEST is a nonprofit organization that seeks to stimulate economic development by providing youth and young adults, ages 14 to 24, with the skills, training, and inspiration to reach their full potential in school, higher education, careers, and life. We serve youth in Santa Cruz, Monterey, and Santa Clara Counties and the surrounding areas.

The Santa Cruz Warriors have been partners in our effort to build the talent needed to develop prosperous families that can thrive locally. Through direct financial contributions, donation of raffle items and tickets to games, spotlighting the Digital NEST on jerseys, and sending players and coaches to non-profit events, the Santa Cruz Warriors have been consistent and enthusiastic partners. Beyond the local team, the Santa Cruz Warriors have leveraged their influence with the Golden State Warriors to secure player donations and exposure to corporate headquarters.

We adamantly support the creation of a permanent home for the Warriors in Santa Cruz. This will allow continued and permanent impact on Santa Cruz and the surrounding communities. Their brand recognition allows organizations like Digital NEST to open doors to funders and other potential partners.

Most importantly, the presence of the Santa Cruz Warriors brings joy to kids and the community not felt through other sporting organizations. Going to games with a sell-out crowd, seeing neighbors from all parts of Santa Cruz County, and cheering for a common team bring our community together and build bridges throughout the County.

We hope that the City Council continues to support the Santa Cruz Warriors and adopt a preferred development plan as part of the Downtown Expansion Plan.

Warmly,

Jacob Martinez  
CEO, Digital NEST

**Digital NEST is a 501(c)(3) nonprofit organization. Tax ID #46-5757256**



Nurturing Entrepreneurial Skills with Technology  
[www.digitalnest.org](http://www.digitalnest.org)

## Rosemary Balsley

---

**From:** Jessie Pabros-Kraus <jessiepkraus@gmail.com>  
**Sent:** Wednesday, June 08, 2022 8:22 AM  
**To:** City Council  
**Subject:** SANTA CRUZ WARRIOR ARENA

Hi, Council Members.

I've been a season ticket holder for 6 years for the Santa Cruz Warriors and we've been waiting for a permanent building for a long time. During this time, we have become fast friends with our seat mates, have been through family loss, cancer, weddings together.

I'm writing to let you know that we would like a permanent building, not only for the Warriors, but for other sporting events that might be held there. College, High School and Junior High Schools can utilize this facility for tournaments and games.

My husband plays the cello at Cabrillo JC. He would like to see the Santa Cruz Symphony housed there. If good acoustics are finally there, it can provide a venue for concerts as well.

I volunteer for the Alzheimer's Association, and have been thankful that the SC Warrior staff have volunteered to work at the Walk to End Alzheimer's benefit. The SC Warriors have created a community here and they deserve a permanent location.

If this does not happen, the organization could move to another location and we would lose out on a community center that could provide jobs, and revenue to our city,

Sincerely,  
Jessie Pabros-Kraus

## Rosemary Balsley

---

**From:** Debbie Bradshaw <dbradshaw@RCSKIDS.ORG>  
**Sent:** Wednesday, June 08, 2022 8:58 AM  
**To:** City Council  
**Subject:** Warriors New Arena and downtown redevelopment

Good morning!

As season ticket holders for Santa Cruz Warriors, we are SO excited to have been able to view some of the proposals for the new arena and surrounding area. We love coming to Santa Cruz and having coffee, shopping, going to the game and then dinner after. I am sure we are not the only persons traveling, as I live in Gilroy and my boyfriend in Felton, that bring a rise to the economics of Santa Cruz!

The Warriors are a vital and consistent contributor to the community also. They support kids, schools, organizations, businesses and many other aspects of the area. This is so important and appreciated. We attend many events held at both the arena and other locations and we're so excited to think of Laurel Street as a beautiful shopping and walking area up to the river bank! That was a fabulous design.

With the new arena, hopefully it will be designed to accommodate many other events i.e. symphony concerts, high school and college concerts, sporting events, perhaps theater plays. This could be so useful and helpful for other organizations!

We hope that you will definitely act upon this project and see it to fruition! It helps everyone and especially the City of Santa Cruz! What a draw this would be for travelers, artists, vacationers etc, the list goes on and on.

Thank you!

Howard Grimes and Debbie Bradshaw

## Rosemary Balsley

---

**From:** HOWARD GRIMES <bunkypa@comcast.net>  
**Sent:** Wednesday, June 08, 2022 9:23 AM  
**To:** City Council  
**Subject:** Arena

Good morning!

As season ticket holders for Santa Cruz Warriors, we are SO excited to have been able to view some of the proposals for the new arena and surrounding area. We love coming to Santa Cruz and having coffee, shopping, going to the game and then dinner after. I am sure we are not the only persons traveling, as I live in Gilroy and my boyfriend in Felton, that bring a rise to the economics of Santa Cruz!

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We hope that you will definitely act upon this project and see it to fruition! It helps everyone and especially the City of Santa Cruz! What a draw this would be for travelers, artists, vacationers etc, the list goes on and on.

Thank you!

Howard Grimes and Debbie Bradshaw

## Rosemary Balsley

---

**From:** Julie Glynn <julie@baysidehotelgroup.com>  
**Sent:** Wednesday, June 08, 2022 1:17 PM  
**To:** City Council  
**Subject:** Letter of Support from Bayside Hotel Group  
**Attachments:** Santa Cruz City Council letter of support for Warriors.pdf

Attached is a letter of support for the upcoming City Council meeting on June 14<sup>th</sup>.

Thank you in advance for considering our position in support of the permanent facility for the Santa Cruz Warriors.

*Julie*

**JULIE BAYLOR GLYNN, CHA**  
Regional Director of Operations

BAYSIDE HOTEL GROUP  
407 Broadway, Santa Cruz, CA 95060, USA  
D +1 831 226 2313 E [julie@baysidehotelgroup.com](mailto:julie@baysidehotelgroup.com)

# WELCOME TO A *different* PLACE®

June 7, 2022

Santa Cruz City Council  
809 Center Street, Room 10  
Santa Cruz, CA 95060

Dear City Council:

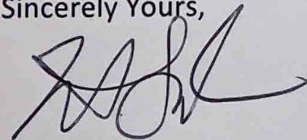
We write this letter of support for the Downtown Expansion Plan, as business owner and director of three local lodging establishments, including the Hyatt Place, Hampton Inn, and Comfort Inn.

We have been supporters of the Santa Cruz Warriors for many years, and have also invested in partnership with the organization, as we recognize the value that this franchise team brings to our community. The possibilities that come with the permanent arena are directly complementary to our lodging businesses, with the addition of special events that drive tourism and enhance the reputation of Santa Cruz as a destination.

Not only has the team strengthened civic pride, but it has brought residents together through a common bond, resulting in a more cohesive neighborly atmosphere. A permanent facility will help reinforce this unity.

In conclusion, we believe that the permanent facility as part of the Downtown Expansion Project will benefit the vast majority of Santa Cruz constituents. We encourage you to adopt the preferred development plan for the area south of Laurel Street.

Sincerely Yours,



Tejal Sood  
Managing Partner  
Bayside Hotel Group



Julie Glynn  
Regional Director of Operations  
Bayside Hotel Group



HYATT PLACE SANTA CRUZ  
407 Broadway  
Santa Cruz, California 95060, USA

T 831 226 2300  
F 831 226 2301  
hyattplace.com



**Rosemary Balsley**

---

**From:** Duf Fischer <duf\_fischer@yahoo.com>  
**Sent:** Wednesday, June 08, 2022 1:36 PM  
**To:** City Council  
**Subject:** Strong Support for the Santa Cruz Warriors

Dear Council Members,

Please accept this email as my endorsement for a permanent home for the SeaDubs!

They are such a vital element for our community.

I am sure I don't have to list all the benefits they bring to Santa Cruz County. They have become a real treasure.

Warmly,  
Duf Fischer

[Sent from Yahoo Mail on Android](#)

## Rosemary Balsley

---

**From:** Cara Pearson <cara@pacificcookie.com>  
**Sent:** Thursday, June 09, 2022 10:09 AM  
**To:** City Council  
**Subject:** Support for SC Warriors in Downtown Expansion Plan

Hello Councilmembers,

On behalf of my business and my family I am writing to express my support for the Santa Cruz Warriors arena in the Downtown Expansion Plan.

The benefits of the SC Warriors in our community are far reaching. As a family, my husband and I have regularly taken our two girls to games since inception and as a result they are now teenagers both playing basketball for their public school teams. Their love for the sport is supported by their experiences in the arena. We know many other families in our community that share our feelings and we feel incredibly lucky and proud that we have had this opportunity. As a business, we were one of the first season ticket holders and we share our seats with our many employees giving them the experience to feel the energy in the arena on game night. There is no better feeling than stands full of people cheering on our team! Now, that is community.

We have an opportunity as a community to keep this team in Santa Cruz, expanding their positive footprint for numerous public entertainment benefits. How lucky are we! Please vote to make this possible.

Thank you for your consideration and hard work. We appreciate you.

My best,  
Cara Pearson

Cara Pearson, President  
Pacific Cookie Company  
831.429.9709  
800.969.9709  
<https://pacificcookie.com/>

## Rosemary Balsley

---

**From:** Les Elkind <leselkind@gmail.com>  
**Sent:** Thursday, June 09, 2022 2:23 PM  
**To:** City Council  
**Subject:** Downtown development plan

to: Santa Cruz City Council

I'm a retired physician, formerly Executive Director of Student Health Services at UCSC. I've lived on the West Side for close to 30 years. Please allow me to briefly describe what I see as an excellent community opportunity provided by including an arena for the Santa Cruz Warriors in planning for the downtown future.

I have considered the Warriors an integral part of my own Santa Cruz community since the inaugural year in 2012, when I became a Santa Cruz Warriors season ticket holder. One of the most gratifying things about my 10 years of participation is the many community relationships I've enjoyed that originated in attending games at the arena, and in interacting with the Warriors organization. Aside from the obvious benefits that association with an organization of state and national fame brings to a city that seeks to be a destination for tourism and entertainment, I think having an arena that also serves as a community space (as we have seen) for all kinds of events from entertainment and UCSC sports to broad community activities like voting and vaccination, is a vital component of a city center. This is especially true in light of the Civic Center's age and limited size. It is not lost on us that the Warriors organization and the large support staff for the arena also bring many significant local employment opportunities to Santa Cruz, as well as noting that the Warriors have been consistent contributors to our local culture, notably working in the community doing kids programs with the schools and community service organizations, and raising hundreds of thousands of dollars for worthy causes.

It is my understanding that there are several ideas on the table for including some much needed housing in construction planning for siting an arena complex downtown, and this project could also represent an opportunity to reset and recalibrate the public space environment that includes parts of the San Lorenzo river walk. This increase in downtown activity would also have the effect of supporting local businesses in a part of downtown that has so far not been well represented in the efforts to revitalize our downtown community.

In my experience, the Warriors organization has always been committed to quality in their efforts and sees their interests as closely aligned with those of the community. In that sense, partnering with the Warriors expresses a community spirit that extends beyond athletics, and is another reason I strongly advocate for including an arena home for the Santa Cruz Warriors in planning for downtown development.

Yours truly,

Leslie Elkind, M.D..

## Rosemary Balsley

---

**From:** Marian Malatesta <marianmom2016@gmail.com>  
**Sent:** Thursday, June 09, 2022 4:55 PM  
**To:** City Council  
**Subject:** Go Santa Cruz Warriors!

Dear City Council!

I've lived in Santa Cruz since 1980 (worked at Intel on the Westside) and love having the SC Warriors here. It's nice to have a team we can all get behind - no matter what our politics!

I've been a season ticket holder since the first year, along with other UCSC Staff. Pre-covid we came to eat downtown before each game and are starting to do that again. It felt great to be amongst team supporters and the restaurants did a good job of getting us through on time to get to the game. It also helped bring us to the lower end of Pacific Ave and I'm sure those businesses thought it was great too.

That the arena went up in record time was amazing and showed the city can work together and fast, which doesn't happen very often.

I saw Willie Nelson there a couple years ago with a friend who has since died of cancer. I am so glad we had the opportunity. It would be nice to have an arena with better acoustics. They really suck during the game now, Willie was better but I bet a permanent arena could be great - symphony worthy?

We have recently moved to Seabright and can walk to the Arena across the new, GREAT! trestle bridge and along the River or through OceanView park. If you can continue to improve the river walkway it will help make Santa Cruz the place we want to be, enjoy with our friends, and contribute.

I love having the Warriors here and hope we keep them and build a permanent home. It's something that brings us more together.

## **Rosemary Balsley**

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**From:** Jay Pennock <drjayp@icloud.com>  
**Sent:** Friday, June 10, 2022 10:43 AM  
**To:** City Council  
**Subject:** [CAUTION: Verify Sender Before Opening!] Support for the Santa Cruz warriors  
**Attachments:** Warriors letter.docx

Dr Jay Pennock  
Rejuvenate Medi-Spa & Wellness  
Cell 831-345-0652  
Office 831-226-2108

Jay Pennock, MD  
Rejuvenate Medi-Spa  
304 Lincoln Street  
Santa Cruz, CA 95060  
Cell 831-345-0652  
Office 831-226-2108  
Fax 888-258-3926  
drjayp@mac.com

Friday, June 10, 2022

City Council of Santa Cruz

I am a local business owner, basketball fan and father of 2 basketball fans. I have been a season ticket holder for the Santa Cruz warriors from the beginning. I could not believe the fortune that this county had in getting a professional team in the heart of its city. I have been living with my fingers crossed that the sometimes misguided people in the "City of NO" would not blow this opportunity for the businesses and people who thrive here.

Please recognize what a bountiful blessing it is to have the "SeaDubs" here. They are committed to the people of Santa Cruz and the community. The downtown area buzzes with locals and tourists, excited to cheer on the G League version of the Warriors.

A new stadium would be a triumph for the community as it would allow the Warriors to stay here and provide an additional venue for sports and entertainment events.

Please keep them here and support and facilitate a new stadium!

Sincerely,

Jay Pennock, MD

## Rosemary Balsley

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**From:** Bonnie Bush  
**Sent:** Friday, June 10, 2022 1:20 PM  
**To:** City Council  
**Subject:** Fwd: Item 30 - Downtown Plan Expansion -- Preferred Development Scenario for Study Under CEQA  
**Attachments:** Santa Cruz County Chamber letter of support for the Downtown Expansion Plan.pdf

Bonnie Bush, CMC  
City Clerk  
831-420-5035

Begin forwarded message:

**From:** Casey Beyer <casey.beyer@santacruzchamber.org>  
**Date:** June 10, 2022 at 12:59:42 PM PDT  
**To:** Sonja Brunner <sbrunner@cityofsantacruz.com>, Martine Watkins <mwatkins@cityofsantacruz.com>, Sandy Brown <sbrown@cityofsantacruz.com>, Justin Cummings <jcummings@cityofsantacruz.com>, Shebreh Kalantari-Johnson <SKalantari-Johnson@cityofsantacruz.com>, Donna Meyers <dmeyers@cityofsantacruz.com>, Renee Golder <rgolder@cityofsantacruz.com>  
**Cc:** Bonnie Bush <bbush@cityofsantacruz.com>, Matt Huffaker <mhuffaker@cityofsantacruz.com>, Lee Butler <lbutler@cityofsantacruz.com>, Sarah Neuse <sneuse@cityofsantacruz.com>, Bonnie Lipscomb <blipscomb@cityofsantacruz.com>  
**Subject:** **Item 30 - Downtown Plan Expansion -- Preferred Development Scenario for Study Under CEQA**

Dear Mayor Brunner, Vice Mayor Watkins and Council members Brown, Cummings, Golder, Kalantari-Johnson and Meyers:

Attached please find the Santa Cruz County Chamber of Commerce letter of support of the city staff recommendation to approve the Downtown Plan Expansion — Preferred Development Scenario for Study Under CEQA.

Thank you in advance for considering the views of the Santa Cruz County Chamber of Commerce on this important planning matter.

Casey

Casey Beyer  
Chief Executive Officer  
Santa Cruz County  
Chamber of Commerce  
(831) 457-3713





June 10, 2022

Mayor Sonja Brunner and City Council Members  
809 Center Street  
Santa Cruz, CA 95060

RE: Item 30 - Downtown Plan Expansion and Preferred Development  
Scenario for Study under CEQA

Dear Mayor Brunner and City Council Members:

I am writing on behalf of the Santa Cruz County Chamber of Commerce to express our support for the staff recommendation to initiate work on an Environmental Impact Report (EIR) related to the area identified for expanding the Downtown Plan. This is listed as Item # 30 on the June 14 city council agenda. The primary issue for the Chamber is expanding the downtown so our community incorporates the connective of our downtown from the San Lorenzo River to the beach. The selected project boundary extends the Downtown Plan south from Laurel Street to the intersection of Pacific Avenue and Center Street, down both sides of Pacific Avenue, and east to the San Lorenzo River levee.

The staff report lists seven goals for the expansion. I want to focus on four. Add capacity for multi-family housing, better connection of the downtown with the river and beach area, create economic opportunities for local businesses and workers and incorporate a permanent and financially viable Santa Cruz Warrior's arena into the plan.

Santa Cruz will face a huge task of meeting the state's housing requirements under the Regional Housing Need Allocation (RHNA). There is no question that developing more housing opportunities in the downtown

is key to meeting the state's housing requirements. The expansion area represents a rare opportunity to plan for a significant amount of new housing in a location that is among the most sustainable sites in the region to grow based on its proximity to jobs, amenities, recreation, and transportation options. Connecting the downtown to the beach area has long been a vision of Santa Cruz community leaders dating back to the 1920s. Let's move forward with this opportunity.

Economic vitality is a core mission for the Chamber. This downtown expansion plan can bring more jobs closer to where people live and the creation of a permanent home arena for the Warriors is a critical and essential part of expansion. On behalf of the Santa Cruz County Chamber of Commerce we encourage you to adopt the preferred plan.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Casey Beyer", followed by a horizontal line.

Casey Beyer  
Chief Executive Officer  
Santa Cruz County  
Chamber of Commerce

Santa Cruz County Chamber of Commerce \* 3121 Park Avenue, Suite C, Soquel, CA 95073  
831-457-3713 Phone \* 831-423-1847 Fax  
The SCACoC is a 501c (6) non-profit corporation \* Employer ID 94-0841660

## Rosemary Balsley

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**From:** Frank Barron <fcxbarron@gmail.com>  
**Sent:** Sunday, June 12, 2022 3:12 PM  
**To:** City Council; Sonja Brunner; Martine Watkins; Sandy Brown; Justin Cummings; Renee Golder; Shebreh Kalantari-Johnson; Donna Meyers  
**Subject:** Draft EIR for the Downtown Plan Expansion (Item#30 on 6/14/22 Agenda)

Honorable Mayor Brunner and City Council Members,

As a long term resident of the South of Laurel area (and retired urban planner) I was shocked and disappointed to recently discover that as part of the proposed Downtown Plan Expansion, your planning department staff is recommending (in their "Preferred Scenario 3.1") that we allow 20+ story skyscrapers in the South of Laurel neighborhood. That's more than twice as high as the tallest buildings in town currently! I was somewhat relieved to learn that your Planning Commission is recommending a lower height limit of 90-feet, but that is still far out of scale for this area on the periphery of the existing downtown core. Five to six storey (50-60 foot tall) structures might be ok there, and wouldn't be "blocky" as your planning staff claims (e.g., Paris is almost entirely comprised of 5-6 storey structures and is hardly "blocky", and not of "good urban design").

I recommend your Council think carefully about taking irreversible actions to upzone like this. Now that we have restrictive state laws such as SB 35, once your Council increases the allowed density in this or any area, there is no going back. Downzoning is not a legal option anymore. A slow, gradual approach to increasing density is therefore the most prudent one under these circumstances.

In addition to the bulk issue from adding all these massive structures, there are numerous other potentially significant impacts that the Downtown Plan Expansion Draft Environmental Impact Report (DEIR) should address, including:

1. Water Supply: We need to know that there will be enough water for all the proposed housing and other uses, under each of the scenarios (and baseline), in the event of the extreme multi-year droughts that we are likely to face in the future.

I am concerned that the water supply forecasts that the city has been relying upon do not take into account the trend toward drier conditions of the last couple decades, and instead presume that the wetter conditions of the 20th Century will continue into the future. Tree ring studies and other hydrologic data indicate that the 20th Century was abnormally wet here and in much of the western U.S. The DEIR should include an updated water supply forecast analysis for the city that incorporates the likelihood of significantly drier future conditions here (as predicted by most climate change models), that takes into account all current, proposed and potential future development in the city's water service area, including anticipated UCSC growth.

Because we already experience water use restrictions and cutbacks in dry years, and are already conserving more water per household than anyone else in the state, it is likely that a desalination plant (and/or other expensive supply augmentation infrastructure) will be needed to accommodate the existing and anticipated development (including the RHNA construction goal of 3,750 units by 2031). The DEIR should include an economic impact analysis that estimates how much individual residential water rate payers in the city will be charged monthly to pay for the desal plant (and/or other infrastructure) needed to accommodate the proposed and anticipated growth. These are things we as citizens need to know before we make large irreversible land use decisions like the one being proposed with this Downtown Plan Expansion.

2. Traffic: The DEIR should fully address impacts to traffic from each of the proposed scenarios (and baseline) including during peak summer weekend and weekday rush hour periods, with the realistic assumption that most of the new residences will have the same number of cars as multi-family residences in Santa Cruz do currently. It would be improper to assume a lower automobile ownership rate than what we see now. We don't have a robust transit system such as exists in places like New York or San Francisco, so we should realistically assume a higher private vehicle ownership and use rate than places like that. The DEIR should evaluate the need for and costs of traffic mitigations, and how those costs will be paid.

3. Parking: Similarly, the DEIR should assume a realistic automobile ownership rate when it comes to providing the needed parking. Multi-family developments are generally undersupplied in parking spaces, resulting in residents having to park their vehicles on-street throughout the neighborhood. This is already a huge problem in the South of Laurel neighborhood around large multi-family developments such as the Cypress Point apartments at the end of Felix St. The DEIR needs to make realistic assumptions about the need for parking and where parking will occur if not enough spaces are provided by the new development.

4. Sea Level Rise and Flood Zone Impacts: As climate change progresses, sea level will rise and areas that are currently behind the levee and outside the 100-year floodplain will no longer be so. The DEIR should analyze this issue using worst case sea level rise projections, as the worst case climate change scenarios are increasingly becoming the likely-case scenarios.

Thank you for this opportunity to comment on the proposed Downtown Plan Extension Draft EIR that your Council is authorizing the preparation of today. Keep in mind that even though your planning department staff might say that this EIR is intended to be a more cursory "programmatic" or "supplemental" EIR to the existing Downtown Plan EIR and that, therefore, it doesn't need to include the in-depth analyses and updates I am suggesting, your Council can and should direct that these more rigorous resource impact updates and analyses be included. It would be irresponsible to make this kind of profound, city-changing land use decision without sufficient information about the impacts that would result.

Sincerely,

Frank Barron, AICP  
110 Tree Frog Lane  
Santa Cruz, CA 95060

## Rosemary Balsley

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**From:** Larry Pearson <larry@pacificcookie.com>  
**Sent:** Friday, June 10, 2022 11:54 AM  
**To:** City Council  
**Cc:** Chris Murphy; Cara Pearson  
**Subject:** [CAUTION: Verify Sender Before Opening!] support for expansion plan action  
**Attachments:** June 10.docx

Dear City Council Members,

Attached is my letter in support of the expansion of the Expansion Plan before you.

Thank you for your attention to this matter.

Larry Pearson.

519 Propect Heights Drive

Santa Cruz, CA 95065

831-332-3971

June 10, 2022

Dear Santa Cruz City Council Members,

I'm writing you in support of the expansion of the Downtown Expansion Plan awaiting your action.

I served on the financial feasibility committee formed by Mayor Don Lane and chaired by Fred Keeley to evaluate the Golden State Warriors proposal to bring their D-League team to Santa Cruz. We were unanimous in our enthusiasm for the project and recommended the Council approve the deal. It did and the result has been enormously successful on every level. The team has been adopted by the community and the team has done a wonderful job of being a model community member. Most of our committee members are long-time season ticket holders.

Good cities know how to embrace and acuate opportunities that occur out of the blue. We are a good city.

Please support the expansion of the Expansion Plan for the South of Laurel area. Your continued support for the transformation of this once neglected portion of our downtown is important to our city in many ways. The necessary growth in housing in this area is a critical need. The Warriors new facility will provide a permanent home for the Sea Dubs and a venue for additional community activities. The result will be an enhanced sense of Santa Cruz as a destination in the San Francisco Bay Area.

Thank you.

Larry Pearson, CEO

Pacific Cookie Company

831-332-3971

## Rosemary Balsley

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**From:** Ryan Vaughan <rymvaugh@gmail.com>  
**Sent:** Friday, June 10, 2022 12:57 PM  
**To:** City Council  
**Subject:** Letter of Support - SC Warriors

Dear members of the Santa Cruz City Council,

I'm Ryan Vaughan, a native born, life-long resident of Santa Cruz. I'm writing you today to voice my support for the Santa Cruz Warriors organization and their efforts to develop a new arena in downtown Santa Cruz. I consider the SeaDub's a premier driver of community gatherings in our county. Whether it's connecting with life long friends from Santa Cruz High School at Warriors games (especially at the games around winter holidays), grabbing a pre-game cocktail at Hula's with a classmate from my UC Santa Cruz days, or enjoying a school fundraising game for my 3 young children, the SC Warriors provide not only top notch entertainment, but an excellent reason to get out of the house and enjoy our fabulous community. We should not only be doing whatever we can to keep the Warriors in Santa Cruz, but double down on what the City can do to help them expand the value they bring to our community. On June 14th I ask you to please vote to adopt the preferred development plan as part of the Downtown Expansion Plan area south of Laurel St. Don't let this extremely special part of our community slip away.

Ryan Vaughan Executive Producer and Director of *Poised: A Santa Cruz Basketball Documentary*



## Rosemary Balsley

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**From:** Jesse Clouse <jclouse@dientes.org>  
**Sent:** Friday, June 10, 2022 2:26 PM  
**To:** City Council  
**Subject:** [CAUTION: Verify Sender Before Opening!] Downtown Expansion Project.  
**Attachments:** DT Expansion project.docx

Hello,

Please see attached regarding the downtown expansion project.

Thank You,



**Jesse Clouse**  
**IT/Facilities Supervisor**  
Dientes Community Dental Care  
5300 Soquel Ave, Suite 103, Santa Cruz, Ca 95062  
831.461.4383 direct | 831.464.5416 fax  
[jclouse@dientes.org](mailto:jclouse@dientes.org) | [www.dientes.org](http://www.dientes.org)  

To whom it may concern,

Hello, my name is Jesse Clouse, a lifelong member of the City of Santa Cruz and I am writing on behalf of Dientes Community Dental. I am the Facilities Supervisor and have been with Dientes for over 2 years now. In that time, our relationship with the Santa Cruz warriors and its representatives has been amazing. They have provided our staff with tickets to games, showed up to our community events and have been an amazing partner in helping out our community.

The Expansion of this project would mean so much to our community, with a permanent home for our Warriors to play, while also adding a place for all kinds of arts, and sports to bloom. The addition of this stadium would make our downtown area something to be proud of. People would come together to cheer on the Sea Dubs. The Warrior's organization has had an amazing impact on the community already, from their donations to the food banks and their humanitarian work, they deserve to have a home they are proud of. Along with the stadium this would also provide affordable housing for people which is desperately needed. In conclusion this project would clean up our downtown, provide homes for those in need, and create a wonderful home for our SC Warriors and for many others who would come to preform in this arena.

Thank you Kindly,



**Jesse Clouse**

**IT/Facilities Supervisor**

Dientes Community Dental Care

5300 Soquel Ave, Suite 103, Santa Cruz, Ca 95062

831.461.4383 direct | 831.464.5416 fax

## **Rosemary Balsley**

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**From:** Doug Fischer <dfischer@sccountybank.com>  
**Sent:** Friday, June 10, 2022 2:41 PM  
**To:** City Council  
**Subject:** letter in support of Warriors arena  
**Attachments:** Letter In Support of Santa Cruz Warriors.pdf

Please see my attached letter.

Thank you,

Doug Fischer

June 10, 2022

**Re: Letter in support of a new arena and affordable housing**

Dear City Council,

My name is Doug Fischer and I am a third generation Santa Cruzan. I am writing this letter in total support of the new proposed arena and any housing projects that are associated with the arena that include affordable housing.

Since the Warriors moved from the Dakotas to our little community, I have been super impressed with how entrenched they are in our community. It seems like every event I attend, the Warriors organization is supporting the cause and showing their support. This is beyond impressive. Clearly, the Santa Cruz Warriors are not simply a business that wants to reap the rewards and benefits of our town. Instead, from the day they moved to Santa Cruz, they have been a vital part of our community and culture. The Warriors organization supports local schools to provide education programs that promote equity of life outcomes for SC County students to succeed. They have programs in local elementary schools tied to reading, math, health and wellness. They make dozens of appearances each school year with players, coaches, front office staff, etc. to work with local kids in a positive way. The Warriors have participated in over 1,750 community events since arrival in 2012.

Also of note, the Warriors project is committed to providing affordable housing elements as well, and a project of this size could yield more than 200 units of affordable housing in the downtown. Everyone knows that any downtown dense housing options will encourage a vibrant community atmosphere and people supporting local businesses, engaging in our civic resources, and building community.

Finally, a downtown arena and new housing project will help the area thrive and add to the vibrancy that is our downtown. A new sports and entertainment Arena combined with the housing development and accompanying retail and commercial spaces – will help to revive the downtown area and make Santa Cruz a more family friendly destination for all. Common civic spaces downtown will be a positive outcome as a plaza can be created in conjunction with the Arena to support

I sincerely appreciate your support of the Santa Cruz Warriors and this aspect of the arena development process. Please consider their proposal as a way to improve our community. Thank you in advance for your help!

Respectfully,

A handwritten signature in black ink, consisting of a stylized, cursive 'D' followed by a series of loops and a final flourish.

Douglas Fischer

75 River St

Santa Cruz, CA 95060

## Rosemary Balsley

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**From:** George Ow <georgeowjr@gmail.com>  
**Sent:** Friday, June 10, 2022 2:42 PM  
**To:** City Council; George Ow  
**Subject:** SANTA CRUZ WARRIORS SUPPORT LETTER FOR CITY COUNCIL MEETING OF JUNE 14, 2022.

SANTA CRUZ WARRIORS LETTER OF SUPPORT  
6-10-2022

Dear Santa Cruz City Council

I lived my early years in the Santa Cruz Chinatown located ½ mile from the SC Warriors-Kaiser Permanente Stadium. Today, almost 80 years later, I live a mile and a half away from the stadium, an easy and pleasurable walk that can include a walk to the Chinatown Bridge Dragon Gate and paths leading throughout the downtown and both sides of the San Lorenzo River levies. My family owns and manages major commercial properties throughout Santa Cruz. Our history goes back 120 years and we are here for the long term. Our extended family is now 100+- people. We once owned two of the properties involved with or near the new stadium—the Santa Cruz Credit Union Building and the city block bounded by Pacific Avenue, Laurel Street, Spruce Street and Spruce. We know the area well.

We have been season ticket holders to SC Warriors' games since the initial season. We think that the SC Warriors games are happy and positive. I personally think the games are a cross over attraction that attracts a wide range of colors and socio-economic classes—perhaps the broadest representation of groups at a commercial event. We are aware of the enormous community good the Warriors bring to Santa Cruz besides basketball. We see how an expanded Warrior presence can lead to a permanent stadium; needed housing and a resurgence of Lower Pacific Avenue.

When we go to games, we join the throngs that eat at restaurants, buy books, dried fruit, kitchen supplies and other things--and walk happily along the Downtown sidewalks, giving life and happy cheer. A permanent, long-term stadium will bring life enhancing attractions beyond basketball. I am thinking about the packed house appearances of former Secretary of State, Madeleine Albright and Senator Bernie Sanders. The possibilities are great.

The Santa Cruz Warriors are a unique draw and gives Santa Cruz something that no one in our region has. They have smart and can-do people. The city of Santa Cruz should put their best deal makers forward and make a win-win-win transaction. We definitely do not want to lose the Warriors. We should use them as an anchor tenant to bolster housing, economic activity--and add to the magic of Santa Cruz.

Sincerely yours

George Ow, Jr.  
203 Highland Avenue

Santa Cruz, CA, 95060



## Rosemary Balsley

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**From:** Lacie Wall <laciewall@sccs.net>  
**Sent:** Friday, June 10, 2022 3:35 PM  
**To:** City Council  
**Subject:** Letter in support of the Santa Cruz Warriors

To the members of Santa Cruz City Council,

My name is Lacie Wall and I am writing this letter on behalf of the Santa Cruz Warriors both as a community member and as a teacher. I write to you to encourage a yes vote to the preferred development plan the Warriors are proposing as a part of the Downtown Expansion Plan.

As a community member, I support the Santa Cruz Warriors because they have brought a new level of entertainment to our town. The joy the basketball games bring to our community is obvious by the yellow and blue that flood the streets on game night and the sounds of laughter, cheer and celebration. Making a permanent arena will allow MANY more opportunities for entertainment in our town and provide a venue for enrichment and learning to our community and visitors alike.

As a teacher at Gault school I support the Santa Cruz Warriors not only because of their partnership with local schools but because they have donated hundreds of tickets to families that cannot afford to attend a game with the family. They have supported our school and provided education programs that have promoted both "equity of life outcomes" and self-care practices. They have programs that are tied to reading, math, and health goals that are acknowledged and celebrated three times a year by players, coaches, office staff and even Chris Murphy himself. These folks come to our school to foster relationships and engage in student success.

I encourage you to vote yes on this plan.

Thank you,

--

Lacie Wall  
First Grade Teacher  
Gault Elementary School  
1320 Seabright Avenue  
Santa Cruz, CA 95062  
831.429.8799

## Rosemary Balsley

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**From:** Linda Burroughs <linda@lindaburroughs.com>  
**Sent:** Friday, June 10, 2022 5:02 PM  
**To:** City Council  
**Subject:** [CAUTION: Verify Sender Before Opening!] Downtown Expansion Plan  
**Attachments:** Symphony Warriors arena speech.docx

Dear City Council Members,

I am the President of the Santa Cruz Symphony. I have been involved with the Symphony since 1992 and on the Board most of that time. This is my 10<sup>th</sup> year of being President.

The Symphony currently performs at the Civic Auditorium for our Saturday night performances. The Civic poses many challenges for audiences. The steep un-railed stairs are dangerous, the acoustics are marginal, parking is challenging and it is located next to the Fire Department which poses noise issues during our performances. There is no air conditioning but because of the Fire Department, we can't leave the windows open to help cool the space. Our poor musicians perform under hot, almost intolerable conditions most of the season and our patrons are hot and uncomfortable. Unfortunately the City has also cut funding to help support the Civic. The staff is now short-handed and challenged to meet our needs as a user of the facility.

I have been committed to getting a better performance space for the Symphony for the past 10 years. I spoke with Chris Murphy several years ago about the possibility of creating the permanent SC Warriors Arena to include acoustical enhancements to allow an orchestra, such as ours, to be able to perform our concerts there. Chris has kept me informed about the progress for a permanent arena. We believe that we can make the new arena work for Symphony performances as well as other concert and performance uses. This obviously helps to generate income for the City.

My husband and I have been season ticket holders since the first year the SC Warriors started playing here. There has been a tremendous level of community involvement and positive influence to our community. The games are attended by families and people of all ages. A joyous spirit and civic pride prevails in the arena. The SC Warriors have been wonderful partners with an amazing number of organizations and provide positive growth activities for our youth. I believe it is vital for the health and welfare of our community to keep them here, engaged and involved.

I totally support the building of the permanent home for the SC Warriors with the Santa Cruz Symphony sharing the space. The expansion plan would enhance downtown, providing much needed affordable housing, enhancing our business community and providing much needed additional revenue for our city. Locating affordable housing near services including transportation, groceries, restaurants and entertainment is the most logical and realistic plan. Multi-storied structures is the best use of our land and downtown is the place for these types of structures. I have reviewed the plans, agree with the uses and hope you vote in favor of this agenda item.

Thank you for your time.

Sincerely,

Linda Burroughs  
Santa Cruz Symphony Board President

Good evening. My name is Linda Burroughs and I am the President of the Santa Cruz Symphony. I have been involved with the Symphony since 1992 and on the Board most of that time. This is my 10<sup>th</sup> year of being President.

The Symphony currently performs at the Civic Auditorium for our Saturday night performances. The Civic poses many challenges for audiences. The steep unrailed stairs are dangerous, the acoustics are marginal, parking is challenging and it is located next to the Fire Department which poses noise issues during our performances. There is no air conditioning but because of the Fire Department, we can't leave the windows open to help cool the space. Our poor musicians perform under hot, almost intolerable conditions most of the season and our patrons are hot and uncomfortable.

I have been committed to getting a better performance space for the past 10 years. I spoke with Chris Murphy several years ago about the possibility of creating the permanent SC Warriors Arena to include acoustical enhancements to allow an orchestra, such as ours, to be able to perform our concerts there. Chris has kept me informed about the progress for a permanent arena. We believe that we can make the new arena work for Symphony performances as well as other concert and performance uses. This obviously helps to generate income for the City.

My husband and I have been season ticket holders since the first year the SC Warriors started playing here. There has been a tremendous level of community involvement and positive influence to our community. The games are attended by families and people of all ages. A joyous spirit and civic pride prevails in the arena.

I totally support the building of the permanent home for the SC Warriors and the Santa Cruz Symphony. The expansion plan would enhance downtown, providing much needed affordable housing, enhance our business community and provide much needed additional revenue for our city.

Thank you for your time.

## Rosemary Balsley

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**From:** Maria <criminalization.of.homelessness@protonmail.com>  
**Sent:** Saturday, June 11, 2022 9:27 AM  
**To:** City Council; Sonja Brunner  
**Subject:** Limits on Public Comment - Agenda Item #30: Downtown Plan Expansion

Dear Santa Cruz City Councilmembers and Mayor Brunner,

I see that you have limited public comment on agenda item #30, the Downtown Plan Expansion, to 30 minutes. I see this decision as being anti-democratic. I am very disappointed in all of you for accepting these very conservative time limits as the new norm for the city council.

I oppose the 225 foot tall skyscrapers the Downtown Plan Expansion will bring. I believe this proposal will prevent affordable housing from being built downtown. Units higher up in the building will have ocean views and will be very expensive to rent or purchase.

Please do not move forward with Development Scenario 2 or 3.

Please direct the Planning Department to create new development scenarios so that the public has a variety of options to choose from.

Most people don't even know you are planning to bring such tall skyscrapers to Santa Cruz. There hasn't even been one news article about it. With this in mind, it shocks me that you are limiting public comment on this item. The city website for the Downtown Plan Expansion is confusing, and it is very difficult to find information on what is planned. Images of the tall buildings almost seem like they are hidden. They are very hard to find.

Sincerely,  
Maria

## Rosemary Balsley

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**From:** Ryan Coonerty <ryan@ryancoonerty.com>  
**Sent:** Saturday, June 11, 2022 11:21 AM  
**To:** City Council; Matt Huffaker; Bonnie Lipscomb  
**Subject:** Warriors Arena/Downtown Plan

Mayor and Council,

I urge you to move forward with the Downtown Plan on Tuesday night. There are many technical issues to address -- height of buildings, conditions of approval, etc. I trust you will make good recommendations after hearing from the public. In doing so, it is vital that you send a strong message that you want to move forward with this plan with speed and certainty. It is also important that any conditions or process you approve be ones that are reasonable. Too often, we let the perfect be the enemy of the good and feasible.

Before the hearing, I wanted to offer this big picture assessment of the importance of this plan based on my experience in elected office, as a resident, and a downtown businessperson.

### Downtown Needs People

As shopping shifts online, the truth is that downtown businesses, their employees, and our tax base need several thousand more people downtown every single day. When downtown is populated, there is a palpable feeling of community and energy. When it is not, the opposite is true. Those thousands of people will come from a new downtown hotel, the Warriors arena (Warriors games, events and youth tournaments), and housing. All three are needed. With those people comes a vibrancy that will result in small business viability, increased wages and more funds for essential services.

### Santa Cruz Needs Capital

Our community needs revenue, but, more importantly, it needs social capital. In a polarized world, we need things that bring us together with strangers. The Warriors have far exceeded my expectations in doing this for our community. A wide array of people gather at their games to collectively cheer and celebrate. Those bonds matter when we face disaster and discord. The Warriors' community initiatives only build on those bonds. Their support of nonprofits, schools and as a place for us to gather is vital.

### We Need Housing and Density in the Right Place

We all know our housing crisis is severe. The city is 96% built out. Lower Pacific is one of the few places in Santa Cruz where we can provide thousands of units of housing in a way that positively impacts neighbors, public transportation, and our economy. Development in this area also connects the beach to the downtown, a long-standing, hard to reach goal in our community.

As you know, I was on the Council when the Warriors first proposed coming to Santa Cruz. We moved quickly and aggressively to make it happen. Had we not, the Warriors would be in another community. It is now on you to show leadership and vision and make this permanent.

Thank you for your service.

Good luck on Tuesday night.

Ryan

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**Ryan Coonerty**

**Follow me at [@ryancoonerty](#)**

**Check out my [TEDX talk](#) and podcast ["An Honorable Profession" in iTunes](#) or wherever you listen**

## Rosemary Balsley

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**From:** Fred Keeley <frederickkeeley2016@gmail.com>  
**Sent:** Saturday, June 11, 2022 11:32 AM  
**To:** Ryan Coonerty  
**Cc:** City Council; Matt Huffaker; Bonnie Lipscomb  
**Subject:** Re: Warriors Arena/Downtown Plan

Ryan,

Thank you for this very thoughtful statement. Precisely what needs to be said, and the proper lenses through which to evaluate this proposition.

Best to you always, my friend.

Fred Keeley

On Sat, Jun 11, 2022 at 11:21 AM Ryan Coonerty <[ryan@ryancoonerty.com](mailto:ryan@ryancoonerty.com)> wrote:  
Mayor and Council,

I urge you to move forward with the Downtown Plan on Tuesday night. There are many technical issues to address -- height of buildings, conditions of approval, etc. I trust you will make good recommendations after hearing from the public. In doing so, it is vital that you send a strong message that you want to move forward with this plan with speed and certainty. It is also important that any conditions or process you approve be ones that are reasonable. Too often, we let the perfect be the enemy of the good and feasible.

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### Downtown Needs People

As shopping shifts online, the truth is that downtown businesses, their employees, and our tax base need several thousand more people downtown every single day. When downtown is populated, there is a palpable feeling of community and energy. When it is not, the opposite is true. Those thousands of people will come from a new downtown hotel, the Warriors arena (Warriors games, events and youth tournaments), and housing. All three are needed. With those people comes a vibrancy that will result in small business viability, increased wages and more funds for essential services.

### Santa Cruz Needs Capital

Our community needs revenue, but, more importantly, it needs social capital. In a polarized world, we need things that bring us together with strangers. The Warriors have far exceeded my expectations in doing this for our community. A wide array of people gather at their games to collectively cheer and celebrate. Those bonds matter when we face disaster and discord. The Warriors' community initiatives only build on those bonds. Their support of nonprofits, schools and as a place for us to gather is vital.

### We Need Housing and Density in the Right Place



We all know our housing crisis is severe. The city is 96% built out. Lower Pacific is one of the few places in Santa Cruz where we can provide thousands of units of housing in a way that positively impacts neighbors, public transportation, and our economy. Development in this area also connects the beach to the downtown, a long-standing, hard to reach goal in our community.

As you know, I was on the Council when the Warriors first proposed coming to Santa Cruz. We moved quickly and aggressively to make it happen. Had we not, the Warriors would be in another community. It is now on you to show leadership and vision and make this permanent.

Thank you for your service.

Good luck on Tuesday night.

Ryan

--

**Ryan Coonerty**

**Follow me at @ryancoonerty**

Check out my [TEDX talk](#) and podcast "[An Honorable Profession](#)" in iTunes or wherever you listen

## Rosemary Balsley

---

**From:** Edna Elkins <ednautah@msn.com>  
**Sent:** Saturday, June 11, 2022 11:38 AM  
**To:** City Council  
**Subject:** Santa Cruz Warriors fan

I moved to Santa Cruz in 2011 to be near my grandchildren. Since I have been a fan for basketball for many years, I was excited to become a season ticket holder of the Santa Cruz Warriors during their first season. Since I have some physical limitations and am a senior citizen, I am unable to attend the Golden State Warriors games. Having the Santa Cruz Warriors here was an opportunity for me to socialize with my friends before, during and after the home games.

A group of us usually go to eat in town before the games and have noticed increased activity since the SC Warriors came. I enjoy cheering the players and following those that move up to the NBA. I am especially proud of the team's participation in the schools and entire community as a way of giving back.

I have also enjoyed speakers, like Madeline Albright and musicians, Willie Nelson, in the arena, although the acoustics are not great. I have looked forward to a new, improved permanent arena that features entertainment of all kinds, including the Santa Cruz Symphony. I had season tickets for the symphony for several years but was concerned about the safety of the Civic Auditorium. Unfortunately, I have not renewed my tickets the past few years.

In addition to a new Arena, I hope that you will approve the housing proposals, open spaces for people to gather and additional parking.

Sincerely,

Edna Elkins

## Rosemary Balsley

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**From:** Santa Cruz YIMBY <santacruzylimby@gmail.com>  
**Sent:** Sunday, June 12, 2022 9:18 AM  
**To:** City Council  
**Subject:** Agenda Item #30 - Downtown Expansion Plan  
**Attachments:** June 14 Agenda #30 - Downtown Expansion Plan.pdf

Mayor, Vice Mayor and Councilmembers,

Please find attached our letter regarding the Downtown Expansion Plan, Item #30 on your 6/14/22 agenda.

Santa Cruz YIMBY

We envision a community where our neighbors of *all ages, cultures, abilities, and incomes*, can make Santa Cruz County their home.



June 10, 2022

To: Santa Cruz City Council

From: Santa Cruz YIMBY

Re: Support for Downtown Expansion Plan, Item #30 on June 14, 2002 Agenda

**We are writing in support of the preferred development scenario (3.1) for the Downtown Plan Expansion Environmental Impact Report (EIR)** as presented in the Agenda Report for item #30.

**The Downtown Expansion is an area ripe for sustainable development, given its proximity to jobs, services, event space, recreation and transportation.** This is an important step towards a more walkable, dense, and transit-oriented city, bringing people closer to jobs, reducing our vehicle miles traveled, and promoting sustainable and equitable local communities.

As noted in the Agenda Report, **“the primary goal for this project is housing production and adding housing capacity that will benefit the City not just in the near term, but also for many generations to come.”** The City of Santa Cruz should be proud of the affordable housing in the pipeline and its progress towards meeting the 5th cycle RHNA numbers. Knowing that the 6th cycle numbers are substantially higher, **it is appropriate for the EIR of the Downtown Expansion Plan to consider a scenario that makes significant progress towards 6th cycle RHNA and addressing the real housing shortage our City faces.**

**We favor the staff recommended Scenario 3.1 with maximum building heights,** consistent with the community desire for increased housing and taller buildings in the downtown region.

Santa Cruz YIMBY advocates for an affordable, walkable city, with housing and public transportation to meet the needs of our growing population. We envision a community where our neighbors of all ages, cultures, abilities, and incomes, can make Santa Cruz their home.

Sincerely,

Henry Hooker  
Rafa Sonnenfeld  
Janine Roeth  
Ryan Meckel

Leads, on behalf of Santa Cruz YIMBY

*Santa Cruz YIMBY Mission: We envision a community where our neighbors of all ages, cultures, abilities, and incomes, can make Santa Cruz County their home. In response to the ever-increasing cost of living, we advocate for more affordable housing to meet the needs of our growing population.*

*Santa Cruz YIMBY is a chapter of YIMBY Action, a 501(c)(4) nonprofit organization.*

## Rosemary Balsley

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**From:** Sheri Beatton <sbeatton@att.net>  
**Sent:** Sunday, June 12, 2022 1:39 PM  
**To:** City Council  
**Subject:** New Warriors Stadium

Dear City Council,

My name is Sheri Beatton and I have lived in Santa Cruz county for 43 years. I am a recently retired elementary school secretary and an avid sports fan.

Having the Santa Cruz Warriors in town has been such a great experience for my friends and family. We go to most games, and always have dinner at one of the Downtown restaurants (as do most fans!) We love going to the games and running into friends and acquaintances there. It's a great form of entertainment.

Before I retired I worked in the Gault Elementary school office for 8 years. My first year there was when the SC Warriors game to town, and Gault embraced having a partnership with them and both staff and students loved participating in the Reading and Math Warriors programs. It was such a positive experience for many students who never would have had a chance to learn about the game of basketball and meet positive role models.

The SCW also work closely and donate large amounts of money to community organizations like Second Harvest Food Bank, and also host other sporting events with boys and girls club, UCSC basketball, etc. In addition with a new and bigger arena the SCW would be able to host bigger concerts and events, more sporting events, this bringing more dollars to downtown businesses when event goers have food or drinks before games, etc.

If approved, there will also be more housing built, which Santa Cruz greatly needs.

Please approve a new, bigger facility - it can only be a positive for our community!!

Sincerely,

Sheri Beatton

Sent from my iPhone

## Rosemary Balsley

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**From:** Jessica Bond  
**Sent:** Sunday, June 12, 2022 2:39 PM  
**To:** City Council  
**Subject:** City council meeting June 14: Agenda item #30

Dear Mayor and Councilmembers,

Today, I am writing in regards to agenda item #30. I think KPA and the Santa Cruz Warriors have been and will continue to be a huge asset to the city of Santa Cruz. However, the current arena has pulled business from the current Civic and will continue to do so. The Santa Cruz Symphony has already stated that the new arena will be their new home.

I do find it curious that agenda item #30 and "South of Laurel" plan includes a "civic" space when the city has ignored CIP improvement projects at the current Civic for decades.

Evenso, I think the new plan will be a huge improvement to the downtown area, I only ask that the council consider the current Civic, what is the plan for that building?

As some of you know, I have pitched the idea of merging efforts. The current Civic needs a remodel, the fire department needs a new home, the arena needs land. That idea has never caught on, so does downtown really need two large event spaces?

As this plan moves forward, please ask yourselves what will the city do with the historic Santa Cruz Civic.

Thank you for your time.

Jessi

Jessi Bond  
Civic Auditorium Supervisor  
307 Church Street  
Santa Cruz, CA 95060  
City of Santa Cruz Parks and Recreation  
(831) 420-5243

**Parks & Recreation Mission:**

*To provide quality public spaces and experiences that build a healthy community, foster equity, and better the environment.*

**From:** Joanie Fisher <joanie@delaveagavacations.com>  
**Sent:** Sunday, June 12, 2022 7:37 PM  
**To:** City Council  
**Subject:** Keep the Warriors

Hello,

I am writing to you today as I feel it's important that we support the Santa Cruz Warriors.

My husband and I have been season seat holders since the beginning. We were thrilled to have a minor league team in Santa Cruz. For once we could go to a sporting event and be home 10 minutes after the game ended. We didn't need to go over the hill to San Jose, San Francisco or Oakland.

Having the Santa Cruz Warriors here has been such a boost for our community. People are going downtown to shop, eat and walk around that wouldn't go down there before the team came to town. It was too sketchy they would say. Not only are the businesses benefiting, but many non-profits and schools are too. The SCWarriors have been involved with reading and math programs in the schools, Stuff the Bus for school supplies, beach cleanups, food drives and 2nd Harvest donations, plus much more. They have participated in Project Pajama which collects pajamas and distributes to kids who are housing compromised. They have held Pajama Night for several years and collected many pajamas. I know this as I'm involved with Project Pajama. The SCWarriors are very community oriented and Santa Cruz has benefited tremendously from them. They are positive role models.

We need a permanent structure for them. Santa Cruz does not have a good concert venue. The acoustics at both the arena and the Santa Cruz Civic are terrible. The symphony performs at the Civic and not only are the stairs dangerous, but the sound in the building is a disservice to the



symphony. Folks go to the Mello Center in Watsonville since the sound is better. Watsonville gets the extra revenue from folks dining out before and after symphony concerts. We also need a gathering place for events and that will increase community as well.

I am so proud to have the SC Warriors here. They have been a positive influence in Santa Cruz and will be for years to come.

Thank you.

Joanie Fisher  
Delaveaga Vacations  
Santa Cruz, CA  
(831) 458-1130  
CST 212465340

## Rosemary Balsley

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**From:** Bobbo Fisher <bobbofisher1@gmail.com>  
**Sent:** Sunday, June 12, 2022 8:40 PM  
**To:** City Council  
**Subject:** Santa Cruz Warriors Home Arena....It's Time

Dear Santa Cruz City Council Members,

My Wife and I are 32 year homeowners in Santa Cruz. We are very dedicated to the betterment of this wonderful community.

When the Golden State Warriors announced plans to bring their D League affiliate to Santa Cruz in 2012, we were absolutely thrilled and we immediately signed up for Season Tickets.

Over the past ten years, the now G League Warriors, have become a vital force in the economic and social development of our City. It has been about far more than just basketball. Their commitment to their fans and to the community at large has been exemplary. The list of community events supported by our Warriors is immense. Due to the Warrior organization, we were personally inspired to fill the backpack bus for students in need, clean up beaches with Team players, assist in the Homeless Resources Center and the Covid Vaccination Program just to name a few. The Santa Cruz Warriors have awoken the heart of our community.

Furthermore, the Warriors have been at the heart of energizing many positive developments in and around Downtown Santa Cruz. The restaurant trade Downtown has thrived by drawing fans pre and post game. That economic pull to Downtown goes far beyond just game nights, as families and friends become habitual at eateries and shops. Besides the aforementioned support of homeless services and promotion of good health and education, the Warriors have become the emotional bond in our community. Simply, we are so lucky to have this Team and Organization helping us make this a better place to live.

We have reached a crossroads in our relationship with the Warriors. They have done so much for all of us. The Santa Cruz Warrior Leadership has been clear in their long-term commitment to improve our housing challenges, create economic partnerships and completely share in the use of their arena. We firmly believe it is time to build a permanent home for this Team. Time to commit to a proven winning tradition. Please cast your vote in favor of The Santa Cruz Warriors.

Thank You. Sincere regards,  
Bob Fisher  
Driscoll Strawberry Associates (Retired/Consultant)  
[Robert.Fisher@driscolls.com](mailto:Robert.Fisher@driscolls.com), [bobbofisher1@gmail.com](mailto:bobbofisher1@gmail.com)  
831-224-7941

## Rosemary Balsley

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**From:** Jon Sisk <[jsisk@sccountybank.com](mailto:jsisk@sccountybank.com)>  
**Sent:** Monday, June 13, 2022 8:02 AM  
**To:** City Council  
**Subject:** Warriors  
**Attachments:** Warriors - Sisk.pdf

Please find the attached letter RE: Warriors.

Thanks,

**Jon P. Sisk** | N.M.L.S #715400  
**Regional President / Chief Banking Officer**  
75 River Street | Santa Cruz, CA 95060  
d: 831.600. 4018 | c: 831.419.4149  
w: [sccountybank.com](http://sccountybank.com) | e: [jsisk@sccountybank.com](mailto:jsisk@sccountybank.com)



*Let's stay connected!*     

Jon and Margie Sisk  
924 Walnut Avenue  
Santa Cruz, CA. 95060

June 12, 2022

RE: Warriors!!

To Whom it May Concern:

The Santa Cruz Warriors have brought substantial benefit to the entire County. As part of the original "Blue Ribbon" committee I never imaged that a sports team associated with the NBA would have such a broad impact. From bringing life to a part of town that has historically had issues, to participating in hundreds of for/non-profit events and fundraisers, the Warriors are committed to the this community, it's time we reciprocate and show them the communities commitment to them.

As a season ticket holder since the beginning, we have enjoyed not only the quality of entertainment the games provide, but the social benefits of seeing supporters at bars and restaurants downtown before and after the games. The direct benefit to the business in the downtown are is irrefutable! Even more amazing it the depth of community involvement the entire Warrior organization has taken up in our community. Chris Murphy and his team can/will be found and every event, and they just don't show up.....they participate.

We would be remiss if we didn't mention the economic impact of the actual games. The hundreds of people that work each game is a great source of revenue for those looking for part-time work. From security staff to food service providers, the game day operations is a well oiled machine. Our family looks forward to every opportunity we have to go to the arena and only hope that the future will provide not only a permanent home for our Santa Cruz Warriors, but provide opportunities for other venues that will continue to bring our community together.

Thank for your consideration

Go Warriors!!

Jon and Margie Sisk

## **Rosemary Balsley**

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**From:** Todd Westfall <todd\_westfall@pvusd.net>  
**Sent:** Monday, June 13, 2022 8:05 AM  
**To:** City Council  
**Subject:** Letter of Support  
**Attachments:** Letter of Support for SC Warriors.pdf

Please see attached letter of support.

Thank you.

Todd

--

***Todd Westfall***

**Principal**

**Calabasas Elementary**

**728-6368 ext. 3375**



# Calabasas Elementary School

Pájaro Valley Unified School District  
202 Calabasas Road Watsonville, California 95076



**Todd Westfall, Principal**

[Todd\\_Westfall@pvusd.net](mailto:Todd_Westfall@pvusd.net)

**Joaquin Perez Cazorla, Academic Coordinator**

[Joaquin\\_Perezcazorla@pvusd.net](mailto:Joaquin_Perezcazorla@pvusd.net)

June 11, 2022

Santa Cruz City Council:

I am happy to endorse and support the Santa Cruz Warriors, and development of a new arena. I have been Principal at Calabasas Elementary for 9 years, and throughout those years, we have enjoyed teaming up with the Santa Cruz Warriors organization in a variety of ways, and look forward to doing so in the future for many years to come.

The thing that stands out about the organization is their community centered approach to working with us as a school of primarily underserved students. They have created reading programs, welcomed our families to games at a discounted price, and constantly offer a variety of programs, such as the *Peaceful Warriors Project*, which our teachers and students really enjoy. They are a huge benefit to our entire community, and we really hope they become a permanent fixture in our county.

If you have any questions, please don't hesitate to contact me at the school site. Thank you.

Sincerely,

Todd Westfall  
Principal

Phone: (831) 728-6368

Fax: (831) 763-4655

*A Standards Based School*

## Rosemary Balsley

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**From:** Sheree Storm <SStorm@dientes.org>  
**Sent:** Monday, June 13, 2022 9:48 AM  
**To:** City Council  
**Subject:** letter of support  
**Attachments:** Dientes is in support of the new Warriors arena and downtown expansion 061322.pdf

Dear May Brunner and Santa Cruz City Council Members,

Please see the attached letter of support for the Downtown expansion and the Santa Cruz Warrior new arena project.

Thank you for your AYE vote!

Sheree

**Sheree Storm** | Chief Development Officer



5300 Soquel Ave, Suite 103, Santa Cruz, CA 95062 | direct 831-600-8256

*Three Decades of Smiles* | [dientes.org](http://dientes.org)





June 7, 2022

Mayor Sonja Brunner  
Council Members  
City of Santa Cruz  
[citycouncil@cityofsantacruz.com](mailto:citycouncil@cityofsantacruz.com)

Re: Santa Cruz Warriors & Downtown Expansion Plan (South of Laurel)

Dear Mayor Brunner and Santa Cruz City Council Members:

On behalf of Dientes Community Dental Care, I write in support of the proposed new home of the Santa Cruz Warriors and the Downtown Expansion Plan. As a fellow community organization, Dientes stands in unity with the Warriors in its efforts to engage our neighbors in fun, healthy, and family-friendly entertainment, enriching the fabric of the City of Santa Cruz.

The Santa Cruz Warriors have proven themselves to be great partners, helping us and other local non-profits share the good work that we do with the crowds and offering financial support. In addition, they have provided our local schools ways to create community bonds over cheering for the team at games, youth sports support, providing positive role models, and making appearances at elementary schools to work with students in a positive way.

On game nights, the economic impact is notable, especially for our restaurants, shops, and bars. This is good for employment, businesses, and tax revenue. And, an extended downtown creates more connectivity between the downtown area and the beach, which is great for tourism.

For all these reasons and more, Dientes Community Dental Care respectfully asks for your AYE vote today.

Sincerely,

A handwritten signature in purple ink, appearing to read "Laura Marcus". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Laura Marcus, CEO

## Rosemary Balsley

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**From:** Layla Dawson <layladawson@sccs.net>  
**Sent:** Monday, June 13, 2022 10:36 AM  
**To:** City Council  
**Subject:** Warriors New Arena  
**Attachments:** Warriors.pdf

Please see the attached letter on behalf of the Warriors new arena.

Thanks.

--

Layla Dawson  
English Teacher/Activities Director  
Soquel High School



# Soquel Knights

Soquel High School · 401 Old San Jose Road · Soquel, CA · 95073

Phone (831) 429-3909 · Fax (831) 429-3311

<http://soquel.sccs.net>

June 13, 2022

To the Santa Cruz City Council:

It is a pleasure to write this letter on behalf of the Santa Cruz Warriors and the proposed new development in Santa Cruz. As a lifelong county resident and teacher at Soquel High School, I have seen firsthand the array of benefits that the Warriors provide. This team and organization has been an invaluable addition to our community, and I urge you to move forward with plans for a new arena.

As a recreational athlete, parent, and sports fan, it is quite clear that a high quality local sports arena is a tremendous asset to our area. My family and I have been able to affordably watch high quality sporting events in our own community, and many local basketball players, at the secondary and university level, have been able to access this venue as well. Our young athletes can participate in events that their community hosts rather than traveling out of town for all tournaments, which helps build community pride, supports local sports leagues, and provides revenue to local businesses. Thus, our community can unite by watching our own Santa Cruz Warriors play high level basketball, facilitate superior space for our own local athletes, and help our local businesses. Truly, this enhances Santa Cruz overall.

Additionally, as a teacher with Santa Cruz City Schools, I have seen firsthand how the Santa Cruz Warriors have directly engaged with supporting our local youth, working alongside schools to help with equity, literacy, and leadership. My students have participated in two separate webinars organized by the Warriors over the past 18 months regarding race and equity. Furthermore, we have attended basketball games on Martin Luther King Day and Black History Month, which included special presentations in honor of those events. These public educational moments serve our young people but also our community at large. Moreover, in January 35 of my Leadership students attended the Warriors mentorship event at the current arena, which featured a professional panel of various Warriors personnel discussing the role of leadership in the workforce. Our class, along with students from Santa Cruz High and Harbor High, were then treated to a basketball game. A new arena would make events like this even better in terms of the upgraded sound. It was a wonderful opportunity for my students to see leadership in action, and the Warriors provided this opportunity free of charge, unlike the vast majority of student leadership events. As a teacher, I am so thankful for the arena that allows this organization to be in our community, and it is my hope that they can continue to remain here.

I look forward to watching the Santa Cruz Warriors for years to come, and I hope to do so in a new arena in our gorgeous town.

Sincerely,

Layla Dawson

English Teacher/Activities Director

Soquel High School

## Rosemary Balsley

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**From:** Jessie Bristow <jbristow@swenson.com>  
**Sent:** Monday, June 13, 2022 11:14 AM  
**To:** City Council  
**Subject:** 6.14.2022: Council Item 30  
**Attachments:** Downtown Plan Expansion Letter Swenson 6.13.2022.pdf

Good morning,

Please find attached our letter of support for the Downtown Plan Expansion.

Thank you for your time,

Jessie B.

--

**Jessie Bristow** | Development Project Manager

**SWENSON** | 740 Front Street, Suite 315 | Santa Cruz, CA 95060

[831.706.8672](tel:831.706.8672) cell | [831.475.7100](tel:831.475.7100) office | [jbristow@swenson.com](mailto:jbristow@swenson.com)



June 13, 2022

City of Santa Cruz  
Attn: Santa Cruz City Council  
809 Center Street  
Santa Cruz, CA 95060

RE: Downtown Plan Expansion

Dear Mayor Brunner and Santa Cruz City Council Members,

Swenson Builders is in support of staff's recommendation to proceed with the Environmental Impact Report for the Downtown Plan Expansion in an effort identify the area for higher density future housing, new civic space, a new Warriors arena, and enhanced pedestrian connections to and from the current Downtown and the beach.

We please ask that you vote to support the motion. The Downtown Plan Expansion will help address current and future housing needs, while providing a permanent home for the Santa Cruz Warriors. The expansion is great example of planning to promote infill development. As our housing needs grow, creating walkable and transit-oriented places is the sustainable approach. We are excited about the proposed changes to further improve our wonderful Downtown.

Thank you for your time and consideration,

Jessie Bristow  
Development Project Manager  
Swenson Builders

## Rosemary Balsley

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**From:** Jennifah Chard <jechard@cabrillo.edu>  
**Sent:** Monday, June 13, 2022 11:32 AM  
**To:** City Council  
**Subject:** Letter of Support for Santa Cruz Warriors  
**Attachments:** Chard, Jennifah letter in support of SC warriors JUNE 13 22.pdf

Hello Esteemed members of the Santa Cruz City Council,

Please see my attached letter of support for the Santa Cruz Warriors to be included in future redevelopment plans.

Sincerely,  
Jennifah Chard

--

**Jennifah Chard**

Division Administrative Assistant

Visual, Applied and Performing Arts

Division office: 831 479-6464

direct line: 831 477-5309

[jechard@cabrillo.edu](mailto:jechard@cabrillo.edu)

[SP 22 VAPA Class & Event Schedule/Brochure](#)

"Creativity Takes Courage" Matisse



June 13, 2022

To: the Santa Cruz City Council  
citycouncil@cityofsantacruz.com

Dear Santa Cruz City Council Members,

I am writing you a letter of support for the Santa Cruz Warriors. By way of introduction am Jennifah Chard, long time Santa Cruz community Member, Arts Supporter, DJ on KSQD 90.FM and Assistant to the Dean of the Arts at Cabrillo College. Thank you all for the work you do as a Council to support and enhance our community.

My husband, John Frazier and I are season ticket holders for the Santa Cruz Warriors. We are in support of finding a new more permanent home for the Golden State Warriors G League in Santa Cruz.

Attending the games is a fun, social time with our friends and neighbors, filled with excitement of cheering on incredible basketball players without having to travel to San Francisco. Additionally, we are really fond of an outing that is family friendly and enjoyable for sober nondrinkers.

As we cannot stop the accelerated redevelopment happening in our town, I would highly encourage an investment be made in an arena that will support our Santa Cruz Warriors and many other events. An arena provides a destination that is safe and fun and promotes jobs and other attractions. An arena with many events annually will require a work force across many facets of employment. From event-based work, to facility operations, to working in the commercial/retail spaces in the development. These jobs will be locally sourced and continue to build the local economy. As a resident who worked in production for many events for many years, I can say this type of employment is excellent for many aged residents.

A new arena will continue to drive the social and economic positives that come with tourism. Having first rate concerts, shows, the Warriors, the symphony, etc. will continue to promote a vibrant downtown. With limited space to develop making a smart decision to build a space for a small arena will benefit Santa Cruz into the future.

The Santa Cruz Warriors are an excellent example of what makes Santa Cruz great.

Thank you for your consideration,

Jennifah Chard  
jechard@cabrillo.edu  
6500 Soquel Drive  
Aptos, CA 95003



## Rosemary Balsley

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**From:** Angela C. <chandler.angela@gmail.com>  
**Sent:** Monday, June 13, 2022 11:16 AM  
**To:** City Council  
**Subject:** Support of Warrior's Arena Downtown

Hello Santa Cruz City Council,

We are writing in support of building a permanent Warriors arena in downtown Santa Cruz and continued exploration of expanding the downtown plan boundaries south of Laurel Street.

My husband and I are Beach Hill residents above the Kaiser Permanente Arena. I was born and raised in Santa Cruz County and have lived on Beach Hill over 20 years, and my husband almost 30 years. I also retired from the City of Santa Cruz after working here for almost 25 years.

We were thrilled when the Warriors moved their D-League, now G-League, team to downtown Santa Cruz. We have been season ticket holders since the very beginning in 2012. We absolutely LOVE going to games and even when we give our tickets to family & friends, we enjoy the happy sounds of the arena below. To us, it is no different than listening to the people on the Boardwalk rides or Friday night concerts.

Warrior's games are so EXCITING, with TOP NOTCH talent and run by a TOP NOTCH organization that is affiliated with the Golden State Warriors who have already won 3 NBA Championships in the last 8 years and are in the hunt for a 4th as we write this. Players and coaches from Golden State, including three future hall of fame players Klay Thompson, Draymond Green and the BEST 3 POINT SHOOTER OF ALL TIME Steph Curry, have come down to support and/or practice with the local team. As a basketball fan, I often stop and think, WOW, HOW LUCKY ARE WE THAT THE WARRIORS DECIDED TO COME TO SANTA CRUZ?!! It's truly amazing!! Along with our beautiful city and beaches, we think the Warriors are such a great draw and entice people to visit, which in turn helps support our local restaurants, bars and shops.

The Santa Cruz Warriors bring the community together in such a positive way. At games, we enjoy seeing family and friends and getting to know our players. The organization has made a huge a positive impact on the community by their school outreach programs, use of their arena for local sports and events, as well as donations of over 100,000 meals to Second Harvest Food Bank, just to name a few.

The arena has also revitalized the downtown area south of Laurel Street and made it a place people want to go. We are excited about the possibility of attending additional events in a permanent arena such as concerts, comedy tours and various speakers. We support continued to revitalization of the area and look forward to exploring the proposed downtown expansion plan to add housing, jobs, public spaces and improved transportation to make it a more welcoming area that benefits the community. We know that housing, especially affordable housing, is a top priority along with improved transportation/traffic flow (Note: please keep the Laurel Street extension access for residents and emergency vehicles; we understand it may be relocated closer to the hillside which is ok with us).

Please vote in support of a permanent Warrior's arena and continued exploration of expanding the downtown plan boundaries into the area south of Laurel Street.

Thank you,

Angela & Richard Chandler

## Rosemary Balsley

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**From:** Mark Mesiti-Miller <markmesitimiller@gmail.com>  
**Sent:** Monday, June 13, 2022 12:50 PM  
**To:** City Council  
**Cc:** Lee Butler; Julie Conway; Pete Kennedy  
**Subject:** Planning Commission Minority Opinion - Downtown Expansion Plan

Mayor Brunner and Councilmembers,

As members of the Planning Commission (PC), we feel compelled to submit a minority opinion regarding the action taken by the majority of the Commission at its May 5, 2022 meeting on the Downtown Plan Expansion (the Project). We believe that if this action were to be adopted as practice by the City Council, it would subvert the public process that is currently underway and cut off at the knees important ideas that have been part of the community discussion for many years without proper analysis and public input.

The overly broad motion adopted by a 4-3 majority was beyond the scope of issues upon which the PC was asked to seek public input, deliberate and opine. Furthermore, the motion was submitted very late at night as a fully articulated multi-layered action, yet much of its content was outside the discussion occurring during the meeting and outside the issues raised through the presentation of the staff report, in other words, outside the issues that were noticed for discussion by the PC for that meeting. Some of the points included in the motion are important, and may be raised and addressed fairly through the process, although most are a distraction from the very important issues addressed through this Project. Because of this, we believe the motion should be deemed unworthy of consideration by Council.

Fundamentally, the PC was unprepared to come to agreement about any of the additional items included in the motion, as relevant and germane background data, studies, findings, etc. were not available, not a part of the presentation, no public input was possible and, Commissioners did not attend this hearing intending to take such directive action. Accordingly, any such items addressed in the motion lack foundation and any taking action on such items was inappropriate.

The public was told that the PC would provide direction and discussion on the following: (from the slide presentation)

- Proposed circulation & realignments
- Beach connectivity via Cliff Street
- Building Heights
- Range of Housing Units
- Arena Location
- Civic Spaces

The Commission had a long and fruitful discussion, points of which will be included the Council's report on the Project. Again, the PC was asked to discuss those items and would be expected to further opine at the Council's direction. While it may have been appropriate to identify issues, such as affordability, for further action, the motion submitted very late in the evening was unnecessary, unfair and perhaps illegal as it attempted

to codify action that was not noticed for discussion and, indeed, was passed without the fair opportunity for discussion and informed decision making.

For your edification, below is a copy of the motion as adopted by the 4-3 majority of commissioners with the items with which we disagree in strike-out text.

For the record, the three of us embrace the addition of a few taller tower elements to break up the visual monotony of the building skyline that would result from application of a uniform height limit. If the needed additional housing units can be accommodated within a 160' tower height maximum, we agree a maximum tower height of 160' would be appropriate. If an analysis demonstrates the maximum tower height must be increased to meet the desired number of additional housing units in this area plan, we agree some additional tower height should be allowed but should be kept to a minimum increase above 160'.

**+++ Begin Original Motion with Strike-Out Text of Language Not Discussed by PC and with No Background Provided +++**

- The site of the Arena will be in the area between Pacific Avenue and Front Street.
- In order to strike a balance between providing significant new housing and not changing the character of the downtown area in an extreme way, the majority of additional high-density housing shall be provided adjacent to the San Lorenzo River. The total number of new units in the expansion area shall not exceed 1,600 and, to the extent feasible, housing for educators should be included.
- ~~-The building heights for new development in the expansion area shall not exceed the height of the tallest building in the downtown area, after a density bonus benefit, as long as 1,600 new units can be provided.~~
- Laurel Street Extension, if relocated, shall be closer to the hillside without requiring the demolition of the existing special needs housing unless a relocated facility has been provided.
- ~~-At least one third of the total new higher density housing units in the expansion area shall be affordable to low income households, and the inclusionary requirement for individual projects shall be 25% with a 30% requirement for projects with density bonuses.~~
- ~~-New developments that displaces existing low income residents shall provide replacement affordable units on a one to one basis and shall not be counted towards meeting a project's inclusionary requirement.~~
- ~~-In order to minimize the potential impact of the proposed Plan on additional displacement of affordable housing within the plan area and in surrounding areas, particularly Beach Flats and Lower Ocean, an advisory committee of residents and affordable housing experts shall be formed to study and recommend effective mitigation measures, in coordination with the Planning Commission.~~
- ~~-The EIR on the Plan shall contain an analysis of the potential impacts on the environment of displacement that may result from the Plan and shall include appropriate mitigation measures.~~
- The Plan should include the proposals for the Civic plaza, lighting, and connectivity between the beach area and the downtown.
- Public transit should be a central component of the Plan.

**+++ End Original Motion with Strike-Out Text +++**

Thank you for considering our input on this important matter.

Respectfully submitted,

Julie Conway

Pete Kennedy

Mark Mesiti-Miller

## Rosemary Balsley

---

**From:** john marinovich <jamarinovich@sbcglobal.net>  
**Sent:** Monday, June 13, 2022 12:50 PM  
**To:** City Council  
**Cc:** cmurphy@warriors.com; Alyssa Beaton  
**Subject:** Letter of Support for a new Santa Cruz Warriors arena

Dear City Council,

My name is John Marinovich, a resident of the county of Santa Cruz for the last 53 years. I am also a Director on the Aptos Sports Foundation. I am writing this letter in support of a new Multi-purpose Arena for the Santa Cruz Warriors. When the Warriors first arrived 7 or 8 years ago, I thought what a great idea. For me, this was the first positive thing that the City of Santa Cruz had done for the downtown area in years. Not only would it bring much needed foot traffic to the downtown area, but what a healthy positive influence it would have on the community as a whole. The SC Warriors have been such a benefit to the community. Not only bringing great sports entertainment to the local community, but to the county as well. They have supported youth sports at all levels throughout the local schools in the area. They have supported tournaments for UCSC, the local high schools as well as special events. The SC Warriors have supported underrepresented groups, numerous beneficial events and have donated to such organizations such as Second Harvest.

In addition, the arena has served the community as a place to hold special events such as Honoring the fallen officers, Vaccination Center for Covid, a Polling site and many other community events. They have also played a major role in supporting the local school events, donating time and resources. For me personally, they have played a major role in support of the non-profit Aptos Sports Foundation that I am a Director on. Our Foundation raises money in support of mid-county school athletic programs. The SC Warriors have donated their time, resources, players and even donated a Video board to Aptos High Schools gymnasium! Our Foundation has raised over 2 million over the years of which 100% goes to school athletic programs. The SC Warriors have played an important role in our fund raising.

I want to close by saying that the SC Warriors have been nothing but a positive influence in Santa Cruz, not only the downtown area, but the county as a whole. They bring traffic to the local businesses, hold events on behalf of the community, provide a safe and positive environment for the family and children. For me, building a new arena for the SC Warriors is a no brainer. They are nothing less than a positive, healthy and economically beneficial asset to the community. In addition, the SC Warriors bring name recognition to Santa Cruz and are an affiliate of one of the most successful sports franchises in professional sports. It would be a huge loss for the Santa Cruz community and the County as a whole if we were to lose the SC Warriors. Please support one of the few POSITIVE things that have been done in recent years for the downtown area.

Sincerely,

John Marinovich  
Aptos Sports Foundation  
Director

## Rosemary Balsley

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**From:** Alyssa Kroeger <akroeger@mbep.biz>  
**Sent:** Monday, June 13, 2022 12:55 PM  
**To:** City Council  
**Cc:** Bonnie Bush  
**Subject:** 6/14 SC Council Mtg Agenda Item 30 - Support Letter  
**Attachments:** Item 30 - Support Letter for Downtown Plan Expansion - EIR + AH\_6.14.22.pdf

Good afternoon SC City Councilmembers,

Please include the **attached support letter** on behalf of MBEP per **tomorrow's City Council Meeting Agenda Item**

**30** — support for Staff's recommendations to initiate work on an Environmental Impact Report (EIR) relating to the area identified for expansion of the boundary of the Downtown Plan, and provide that the preferred development scenario includes a minimum of 1,800 housing units — in the agenda packet.

Thank you,

**Alyssa Kroeger** ([She/Her](#))

Housing Program Manager

C: 831.245.7788



### **UPCOMING EVENTS:**

[6th Cycle Regional Housing Element Workshops](#) | *May - Summer 2022*



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**Carrie L. Birkhofer, Board Secretary**  
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Santa Cruz County  
Superintendent of Schools

**Krista Snelling**  
President & CEO, Santa Cruz County Bank

**Susan True**  
CEO, Community Foundation  
Santa Cruz County

**Matt Wetstein**  
Superintendent/President, Cabrillo College

**Staff: Tahra Goraya, President & CEO**

June 14, 2022

Santa Cruz City Council  
809 Center Street  
Santa Cruz, CA 95060

**Subject:** Support for Downtown Plan Expansion EIR + AH, Agenda Item 30

Dear Mayor Brunner and Santa Cruz City Councilmembers,

On behalf of the Monterey Bay Economic Partnership (MBEP), I write to express our strong support for Staff's recommendations to initiate work on an Environmental Impact Report (EIR) relating to the area identified for expansion of the boundary of the Downtown Plan, and provide that the preferred development scenario includes a minimum of 1,800 housing units.

Since 2017, MBEP has been actively tracking and supporting efforts related to the Downtown Plan, especially those that create significant new housing opportunities. Our Housing Initiative supports an increase in housing of all types and income levels in the region, advocating for infill development near transportation hubs and commercial corridors to optimize land use for housing, community services, and climate resilience. The expansion area creates a unique opportunity to plan for more, much-needed housing in one of the most sustainable sites in our region for growth due to its close proximity to jobs, amenities, transportation, and other key resources.

The identified area for expansion of the boundary of the Downtown Plan incorporates a development scenario that would include a minimum of 1,800 housing units which would assist the City in reaching its increased 6th Cycle RHNA targets of 3,736 new units by 2030. The Warriors Arena project is also committed to providing affordable housing and a project of this size could yield more than 200 units of affordable housing in the downtown. This project will also contribute to a vibrant atmosphere with people supporting local businesses, engaging in our civic resources, and building community.

It is critical that we take advantage of this expansion by adding more housing in this prime, downtown location.

Thank you for your leadership in addressing this pivotal opportunity to provide more housing and other key resources to the community.

Sincerely,

Tahra Goraya, MA, MPA  
President & CEO

3180 Imjin Road, Suite 102  
Marina, CA 93933 831.915.2806

Santa Cruz . San Benito . Monterey



## Rosemary Balsley

---

**From:** Ashley Holmes <ashley@lookoutlocal.com>  
**Sent:** Monday, June 13, 2022 1:54 PM  
**To:** City Council  
**Subject:** Santa Cruz Warriors Arena Letter of Support

Hello, I am writing in support of the permanent Santa Cruz Warriors arena. My name is Ashley Holmes, I am a UCSC grad and now work at Lookout Santa Cruz. This note does not represent the views of my company, but instead of my own beliefs that the permanent arena be considered.

I am a fourth-generation Santa Cruzan and during my time at UCSC I played for the Women's Basketball team. I've attended dozens of Warriors games and even had the opportunity to play on the court for four years.

The arena should be considered because I think it fits with the entire lower-pacific revitalization and it's a vital community gathering hub for our County. The games keep downtown alive and approachable, bring in new audiences to town who might otherwise not visit during our tourism "off-season", and offer a place for safe, family-friendly fun in Santa Cruz. There is nothing in town that can compare to the young, family-centered, vibrant atmosphere of a KP game night. Plus, it allows Santa Cruz to be more, for more people. We aren't only a beach town, we're not only a university town, or a quirky, counterculture. Santa Cruz Warriors bring forth an entirely new avenue for kids to have role models, new interests, and community connection.

Additionally, the Santa Cruz Warriors did not need to do any of the community programs they offered over the years but have chosen to give back to their community through numerous programs at our schools and with local nonprofits. It would be gut-wrenching to see them cast aside after all they've done to better our community and be that safe place for thousands of families every season.

Please consider their full development project. We want more sports in Santa Cruz! Sports bring communities together and are worth investing in.

Thank you!  
Ashley

--



**Ashley Holmes, Director of Sales & Marketing**  
Lookout Local | Lookout Santa Cruz  
925-784-5518 (cell)  
*Become a member today!*  
Sign up at [lookoutsantacruz.com](https://lookoutsantacruz.com)

**Lookout**

## Rosemary Balsley

---

**From:** Siri Vaeth <thinkcuresc@me.com>  
**Sent:** Monday, June 13, 2022 2:04 PM  
**To:** City Council  
**Subject:** Letter in Support Rezoning Land South of Laurel  
**Attachments:** Santa Cruz City Council ReZoning Letter.pdf

Mayor Sonja Brunner and Santa Cruz City Council Members

Dear Mayor Brunner and Members of the Santa Cruz City Council,

I write to strongly encourage you to support the recommendation of the Planning Department to re-zone the land south of Laurel Street to help make a permanent arena, while allowing for the creation of desperately needed housing in the downtown area,

The Santa Cruz Warriors have brought an economic boost and heightened sense of community to our city. On game nights the downtown area is filled with people – including many young families – who fill the restaurants and bring much needed life to Pacific Avenue. On game night, I feel safe walking in downtown Santa Cruz after dark, something I cannot say of non-game nights.

I have enjoyed Warriors games with my family since the first season. I appreciate the Warriors' inclusion of community groups and businesses at games. Santa Cruz has been the launching site for numerous Golden State players. It is a treat to watch games – and now the Finals – and cheer for players we have watched develop in our current arena. We need to create a permanent place for the team, which does so much good for the community on many levels. The Warriors are a unifying force as the games bring together our diverse community with a shared passion. In addition, a new arena would have benefits far beyond the Warriors games. We need a new large location for cultural events. These events would lead to more job opportunities and create needed revenues for the city.

Re-zoning the land to allow for the creation of new housing is critically important. As the mother of two young adults – fifth generation Santa Cruzans – I am deeply saddened by the lack of housing options. I watch my kids try to launch as adults, but with rents outpacing income, and the cost to buy the most basic housing completely prohibitive, I have a deep fear that they will join many other young people and families who are leaving the area. We have to create more affordable housing so that people can afford to live in the city they work in. The lack of affordable housing is greatly exacerbating economic disparities in our city.

The area between downtown and the wharf needs life and activity. It is a prime spot for housing, with access to downtown and the beach. This slice of land has never seemed to be utilized to its best potential. With the extreme housing crisis we are facing, now is the time for this area to provide homes and a future for residents with moderate incomes.

I thank you for your consideration, Please approve the re-zoning of the land south of Laurel. A permanent arena, and vitally needed housing will benefit Santa Cruz economically while addressing a critical need for housing.

Sincerely,

June 12, 2022

Mayor Sonja Brunner and Santa Cruz City Council Members  
809 Center Street  
Santa Cruz, Ca 95060

Dear Mayor Brunner and Members of the Santa Cruz City Council,

I write to strongly encourage you to support the recommendation of the Planning Department to re-zone the land south of Laurel Street to help make a permanent arena, while allowing for the creation of desperately needed housing in the downtown area,

The Santa Cruz Warriors have brought an economic boost and heightened sense of community to our city. On game nights the downtown area is filled with people – including many young families – who fill the restaurants and bring much needed life to Pacific Avenue. On game night, I feel safe walking in downtown Santa Cruz after dark, something I cannot say of non-game nights.

I have enjoyed Warriors games with my family since the first season. I appreciate the Warriors' inclusion of community groups and businesses at games. Santa Cruz has been the launching site for numerous Golden State players. It is a treat to watch games – and now the Finals – and cheer for players we have watched develop in our current arena. We need to create a permanent place for the team, which does so much good for the community on many levels. The Warriors are a unifying force as the games bring together our diverse community with a shared passion. In addition, a new arena would have benefits far beyond the Warriors games. We need a new large location for cultural events. These events would lead to more job opportunities and create needed revenues for the city.

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The area between downtown and the wharf needs life and activity. It is a prime spot for housing, with access to downtown and the beach. This slice of land has never seemed to be utilized to its best potential. With the extreme housing crisis we are facing, now is the time for this area to provide homes and a future for residents with moderate incomes.

I thank you for your consideration, Please approve the re-zoning of the land south of Laurel. A permanent arena, and vitally needed housing will benefit Santa Cruz economically while addressing a critical need for housing.

Sincerely,  
Siri Vaeth, MSW  
Santa Cruz

Siri Vaeth, MSW

Santa Cruz

PS: I have attached PDF of letter as well.

## Rosemary Balsley

---

**From:** Ron Pomerantz <hectic@cruzio.com>  
**Sent:** Monday, June 13, 2022 2:26 PM  
**To:** City Council  
**Cc:** Justin Cummings; Sandy Brown; Sonja Brunner; Renee Golder; Martine Watkins; Shebreh Kalantari-Johnson; Donna Meyers  
**Subject:** Re. 6-14-22 Agenda Item #30: Downtown Plan Expansion, Preferred Development Scenario for Study under CEQA (PL)

Re. 6-14-22 Agenda Item #30: Downtown Plan Expansion, Preferred Development Scenario for Study under CEQA (PL)

Good day Council and Mayor.

The EIR study plan you are voting on Tuesday requires far greater limits on height and density. When the Downtown Plan Extension Plan was initially proposed it was to just that, an extension of the current Downtown Plan. Under today's proposal Staff has at least doubled the Downtown Plan's limitations. The Preferred Development Plan's EIR should reflect this initial intent and direction. Even with the limitation of conforming to the current Downtown Plan, the State Density Bonus legislation allows for 150' buildings, 12+/- stories, which is beyond the pale in maintaining Santa Cruz's small city feel and ambience. Also of importance is the glass canyons, wind tunnel effects, solar access, light pollution, noise, congestion, and bird migration. The tallest building currently in Santa Cruz is the Palomar at about 90'. That should remain the maximum standard height, which includes the height even when the Density Bonus is applied. Santa Cruz is not Silicon Beach, and must never be.

Staff attempts to make the case that 225' buildings are needed to motivate the Warriors to stay in Santa Cruz. How do massive, mixed-use, 20 story buildings encourage the Warriors to stay in Santa Cruz? All the Warriors require is an area large enough for their permanent arena. Please don't use the charm and excitement of a popular sports team as an excuse to give free reign to real estate and development interests. The excessive building impacts of noise, parking, congestion, water insecurity, expensive housing, and the like will long outlive the Warriors stay in Santa Cruz.

"Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."

— Jane Jacobs, *The Death and Life of Great American Cities*

Thank you for your time and thoughtful consideration.  
Ron Pomerantz

Ps. As a side note I ask how the first batch of some 15 Public Comments could address a Council Agenda Item that hadn't yet become known to the public? Is this another case where staff works in the interest of the private developers and real estate interests and does not remain fair and impartial by protecting both the public and private interests?

## Rosemary Balsley

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**From:** Rose Filicetti <savgmom@gmail.com>  
**Sent:** Monday, June 13, 2022 2:34 PM  
**To:** Sonja Brunner; Martine Watkins; Sandy Brown; Justin Cummings; Renee Golder; Shebreh Kalantari-Johnson; Donna Meyers  
**Cc:** Bonnie Lipscomb; Matt Huffaker; Chris Murphy; City Council; Angela Chestnut  
**Subject:** Letter of support to keep our Santa Cruz Warriors local with a new sports/entertainment complex

Mayor Brunner, Vice Mayor Watkins, and Council Members Brown, Cummings, Golder, Kalantari-Johnson, and Meyers:

My name is Rose Filicetti and I live in Capitola, where I retired after 35 years of living in Silicon Valley. I represent a pool of ten people from both sides of the hill, who have purchased a pair of home-game season tickets for the Santa Cruz Warriors, beginning in their second season in Santa Cruz. I might add that it has been easy to sell 24 games of tickets to die-hard fans of our G-League franchise for the past nine years.

I am writing because it is very exciting that you, our community leaders, are earnestly exploring an ambitious project that could add homes, offices, and shops next to a new arena in downtown Santa Cruz. We want to add our voices of support.

As current season ticket holders, it is important to us to keep the #SeaDubs in Santa Cruz for their family-friendly sports entertainment value, in a safe and exciting atmosphere, at affordable prices for our community.

- Their home games from November to March bring the entire community together to cheer in unison for our team and celebrate the pride they have for our City and County.
- We appreciate that the local franchise provides tickets to every home game for underserved or underrepresented groups.

As a County Board of Education Trustee, I appreciate the positive and diverse role models they are for the youth in our community and their:

- Support of our local schools to provide education programs that promote equity of life outcomes for SC County students to succeed.
- Programs in local elementary schools tied to reading, math, health and wellness.
- Dozens of appearances each school year with players, coaches, front office staff, and Mascot, etc. to work with local kids in a positive way.
- Service as positive role models throughout the community for our youth. Our children see coaches and players making an impact and supporting people from all backgrounds.

As former Mayor Hilary Bryant said: “From players’ visits to schools, to their work at San Lorenzo River cleanups, the Warriors have ‘gone above and beyond’ in the community. The city, and the rest of the region, have gotten behind the team. The Warriors brought so much more to Santa Cruz than just basketball.”

When the community needs the Warriors – the Warriors are there in a very visible way as a team, staff, and Mascot or by providing their facility:

- Honoring our fallen officers (Butler, Baker, Gutzwiller).
- Serving as a Vaccination Center for COVID-19 administering more than 20,000 vaccines.
- Serving as a Polling site for the 2020 Presidential election and other elections.
- Serving as a Resource Recovery Center for fire victims after the 2020 CZU lightning complex.

As community members, we feel that the approval of a permanent Santa Cruz Warriors arena/entertainment/housing complex is an important redevelopment of the South end of the city that has been neglected. It will improve the adjacent area for a variety of events and activities beyond the November – March basketball season! To current and former city officials, the Warriors have been “a boon for Santa Cruz, benefiting the local economy and residents as a family-friendly entertainment option”.

“Games draw visitors to Santa Cruz who often shop downtown, go to dinner before or after games, or park in one of the city’s parking structures, (Director of Economic Development, Executive Director Bonnie) Lipscomb said. Absolutely, there’s a positive economic impact of having the Warriors in town.”

Event nights at the Arena already provide a lot of positive economic activity in the downtown for restaurants, shops, bars, and other community experiences. A new sports and entertainment Arena combined with the housing development and accompanying retail and commercial spaces will help to revive the downtown area south of Laurel and make Santa Cruz a more family friendly destination for all:

- A new arena will continue to drive the social and economic positives that come with tourism. Having first rate concerts, shows, the Warriors, the symphony, etc. will continue to promote a vibrant downtown.
- State of the art acoustics will be a focus to attract increased entertainment options such as touring concerts, comedians, speaker series, etc.
- It will continue to be a home for UCSC Athletics, high school tournaments, youth sports, etc.
- An arena with many events annually will require a work force across many facets of employment – from event-based work, to facility operations, to working in the commercial/retail spaces in the development. These jobs will be locally sourced and continue to build the local economy.



- A new Arena in this location will become a centralized civic amenity that continues to bring more connectivity between the downtown and the beach.

But one of the most important benefits is Housing!

- We have a major housing crisis in Santa Cruz, and this project can bring many units of much-needed housing to downtown Santa Cruz.
- The Warriors project is committed to providing affordable housing elements as well, and a project of this size could yield more than 200 units of affordable housing in the downtown.
- Downtown dense housing options will encourage a vibrant community atmosphere and people supporting local businesses, engaging in our civic resources, and building community.
- Placing the housing downtown will allow more people to access MUNI, bike pathways, and increase walkability around the City.
- The City of Santa Cruz has a RHNA housing goal of over 3,500 units in the next cycle. Projects of this magnitude can help the City accomplish those housing mandates set by the state.
- More housing is needed, and more housing is coming due to the State mandates and RHNA numbers. The more density we place downtown, the less the overall impacts on the neighborhoods.

To summarize, the Santa Cruz Warriors have already had a tremendous positive impact on our region – they have earned a permanent spot here before they are lured by San Jose or other Bay area cities. A new sports and entertainment Arena – combined with all types of housing development and accompanying retail and commercial spaces – will help to revive the downtown area south of Laurel, employ a local workforce, and make Santa Cruz a more family friendly destination for all.

We urge you to keep our Santa Cruz Warriors here on local #WarriorsGround!

**Rose Filicetti (she/her/hers)**

[savgmom@gmail.com](mailto:savgmom@gmail.com) (Personal) | (650) 906-3508 Cell | Twitter @savgmom  
[rosef@npconnectscc.org](mailto:rosef@npconnectscc.org) (Work) | (831) 607-9870 Cell | Twitter @831Connect

***Off the grid June 29 - July 11***

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***"The real secret to a fabulous life is to live, imperfectly, with great delight!" ~ Leigh Standley***

## Rosemary Balsley

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**From:** Gillian Greensite <gilliangreensite@gmail.com>  
**Sent:** Monday, June 13, 2022 3:31 PM  
**To:** City Council; Justin Cummings; Sandy Brown; Sonja Brunner; Renee Golder; Martine Watkins; Shebreh Kalantari-Johnson; Donna Meyers  
**Subject:** [CAUTION: Verify Sender Before Opening!] Item 30 on council agenda: Downtown Extension Project  
**Attachments:** SCT re Downtown Extension.doc

Dear Mayor Brunner and Council members,

Please accept the following from Santa Cruz Tomorrow.

Thank you,

Gillian

on behalf of,  
Santa Cruz Tomorrow

To: Mayor and City Council  
From: Santa Cruz Tomorrow  
Date: 6/13/22

Re: Downtown Plan Expansion Project

Santa Cruz Tomorrow has reviewed the documents associated with this project and asks that you carefully consider the following:

1. We oppose the heights of 145 feet; 185 feet and 225 feet for new buildings. Such heights are hugely out of scale with even the recent re-zoning of Downtown. Arguments presented that shorter buildings are “blocky” while “taller buildings serve as a beacon for visitors” are debatable and appear self-serving.
2. This new, high-rise extension of Downtown may lead to disinvestment in the current Downtown with resulting failed businesses and loss of revenue. This needs further study.
3. A notable omission in the various staff reports and associated documents is the impact of this project on traffic circulation. While state law has shifted focus from congestion to VMT, CEQA allows for traffic congestion to be studied if a project is unusual and local conditions warrant such a study. This massive project of a new downtown towards the south with selected building heights almost 3 times the current downtown maximum, with an additional proposed 1800 units of housing on two roads that funnel thousands of tourists into one road to the beach and Boardwalk as well as residents to and from the lower westside via two small roundabouts that are at gridlocked now on summer weekends is unusual and demands study under CEQA. We ask that you include this in your motion.
4. Our observation is that few residents are aware of the existence and scale of this project. There have been very few public meetings with none in affected neighborhoods such as the lower westside. As the CEQA process begins we request a far more robust community engagement than has been the case so far, including wide publicity and meetings within affected neighborhoods.

Respectfully submitted,

Santa Cruz Tomorrow

## Rosemary Balsley

---

**From:** William Ow <williamgeorgeow@gmail.com>  
**Sent:** Monday, June 13, 2022 3:37 PM  
**To:** City Council  
**Subject:** Santa Cruz Warrior Down Town expansion

Dear Mayor and City Council,

I want to voice my support in the success and permanent expansion of the Santa Cruz Warriors in downtown Santa Cruz.

I had been personally involved with managing properties adjacent to the current Kaiser Permanente Arena. The transformation has been exceptionally positive. I believe the energy, diversity and positive impact the Santa Cruz warriors are having on downtown Santa Cruz and Santa Cruz County in general has been utterly amazing. I believe we should continue to support and foster their presence in Santa Cruz long into the future. I also believe the inclusion of additional housing is greatly needed and Santa Cruz will be pivotal for the success and for the health of downtown Santa Cruz.

On a personal note I've been a season ticket holder since the inception in 2012 with my entire family has grown to love and enjoy.

If I can be of any assistance or help in anyway I am available.

Thank you

William

William Ow

2857 Mission Street | Santa Cruz, CA 95060  
Office Hours | Monday-Friday 9am-6pm | 831.247.5550  
[www.oldwrigleybuilding.com](http://www.oldwrigleybuilding.com)  
Follow us on [Facebook](#) | [Instagram](#)



--

William Ow

2857 Mission Street | Santa Cruz, CA 95060  
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# SANTA CRUZ SYMPHONY

DANIEL STEWART MUSIC DIRECTOR

RECEIVED

JUN 13 2022

CITY CLERK'S DEPT.

## 64th SEASON

### BOARD OF DIRECTORS

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Board President

Gary Reece  
Executive Director

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Roger Knacke

Vance Landis-Carey

Mary Ann Orr

Ron Sekkel

Nancy Van Natta

Matthew Wetstein

Directors

Santa Cruz City Council Members:

As you know, the Santa Cruz Symphony has performed at the Civic Auditorium for many years. We have always received the best possible treatment from your wonderful staff at the Civic Auditorium, so our support of the Santa Cruz Warriors development plan should in no way reflect upon our satisfaction with the Civic Staff. You must also recognize that the Civic Auditorium is an eighty-year-old facility and has needed some critical updating for many years. We continually lose needed subscribers each year due to accessibility conditions at the Civic.

We have been in discussions with the Santa Cruz Warriors leadership for some time, letting them know that we would be interested in joining them as tenants in a new facility which could accommodate the needs of our Symphony. A new facility designed to showcase musical presentations of all different kinds would be a tremendous asset for the City of Santa Cruz. Just as the Warriors have already contributed to the revitalization of the downtown experience at their present facility, a permanent facility of the quality contemplated by the Warriors organization would elevate that contribution to new levels for the City of Santa Cruz and its citizens.

The Santa Cruz Warriors have been great corporate citizens ever since they have made Santa Cruz their new home. Their community involvement with non-profit organizations like ourselves is an example of how all companies should conduct themselves. We are confident that this level of commitment to our community will do nothing but continue to grow in the years to come if the Warriors are able to realize their goals for their new development. We urge the City Council to continue to move forward with this wonderful development plan as part of the Downtown Expansion Plan area south of Laurel Street.

Thank you for your consideration of their preferred development plan.

Sincerely,

Gary Reece

Executive Director

## Rosemary Balsley

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**From:** Danny Keith <dannykeith@me.com>  
**Sent:** Monday, June 13, 2022 4:01 PM  
**To:** City Council  
**Subject:** Letter to Madam Mayor and Council Members in support of Permanent Arena  
**Attachments:** Permanent Arena Letter From Danny Keith.pdf

Madam Mayor and Council Members,

My Name is Danny Keith, and I am writing you behalf of the Santa Cruz Warriors and the opportunity to have a permanent arena in Santa Cruz California.

I have been involved with the community in Santa Cruz County for over 30 years though my nonprofit work with our most vulnerable, as a 2<sup>nd</sup> District Human Services Commissioner while also entertaining my entrepreneur visions. From the moment I was involved with assisting then Mayor Bryant to make this dream a reality I knew the impact of bringing such a ground shaking opportunity to the community of Santa Cruz. I am also an alum of the 2015 Santa Cruz Warriors/Golden State Warriors Championship team that was awarded 2 rings.

Most specifically in my role with the Santa Cruz Warriors as Director of Sponsorships I took the approach of selling the village green. The KP arena has hosted innumerable events whether a comedy show, memorializing a community member, blood drives, homeless connect, polling places, youth basketball games and the list goes on and on. When the Santa Cruz Warriors came to town it filled a void in the community for the locals. Almost every game is punctuated with local business owners, community members, influencers, and politicians all while kids were able to have a safe place to roam while watching basketball.

Let's talk about downtown Santa Cruz and its current environment. We can all agree that transformation is taking place. Our home prices are skyrocketing we have a housing crisis all while local businesses are struggling post pandemic. I personally watched restaurants and other related businesses thrive during basketball season and at a time the tourists don't really come to town. The KP Arena is situated at the lower end of downtown that has been a trouble area and since then seems to project positivity especially during these last ten years. This new arena provides housing, employment, a performance venue, and exponential business revenue.

As a season ticket holder, I am proud to go to downtown, enjoy a meal before a game and enjoy the walk to the arena. I am greeted by local police, SCW staff, my friends, and people that I would probably not see if it were not for the basketball game we were attending. The most impactful statement I can make is what I have seen it do to transform our youth in a town that is rife with drugs and bad actors at times, this team and its arena have

bolstered a sports team and the infectious energy for our local youth. Santa Cruz has long since been renowned with skateboarding, surfing, and music now we can add professional basketball to that list for kids to aspire.

I implore the council to understand the amazing opportunity to increase housing, business revenue, employment, performance venue (major artists skip over Santa Cruz due to lack of venue), and it has been proven having a major sports team in town increases the value of everything associated with it. First, building the facility creates construction jobs. Second, people who attend games or work for the team generate new spending in the community, expanding local employment. Third, a team attracts tourists and companies to the host city, further increasing local spending and jobs.

I am asking you Madam Mayor and Council Members, most of whom I have known for a while now to make the right decision and figure out how to retain this amazing organization and all they have brought to the community. If not, it would be a travesty and never to be regained.

Build a new arena, retain the amazing relationship that has been fostered and invest for our youth they need this more than anything. I am also available to facilitate wherever needed to help this amazing opportunity come to fruition just like I did when I sat across the street with Tom Canfield and then Mayor Hilary Bryant imagining the future.

Sincerely,

Danny Keith

8314197075

[dannykeith@me.com](mailto:dannykeith@me.com)



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Sincerely,

Danny Keith  
8314197075  
dannykeith@me.com

## Rosemary Balsley

---

**From:** Marilyn Petric <mgpet27@gmail.com>  
**Sent:** Monday, June 13, 2022 4:24 PM  
**To:** City Council  
**Subject:** Downtown Expansion Plan

Members of the City Council:

I am writing in support of, and asking you to vote for, the Downtown Expansion Plan.

My name is Marilyn Petric. I am a long-time resident of Santa Cruz City, registered voter, property owner, and ten-year Santa Cruz Warrior season ticket holder.

Not many places can lay claim to a team with the Warriors pedigree. Personally, I feel very fortunate to regularly enjoy the talent of our G League team. I have made some great good friends at the games, whose company I now enjoy not only at games, but other occasions as well.

I love interacting with a mix of young and old attendees of varying ethnicities. I can't think of another commercial Santa Cruz venue where this could happen.

Other community benefits derived from the Warriors presence include, but are not limited to:

- 1) affordable, safe family entertainment;
- 2) the team's involvement with school and community programs;
- 3) increased local business;
- 4) the arena becomes a site for important community needs.

As good citizens of our beloved city, we need to highlight and enhance all this by securing the Downtown Expansion Plan.

Sincerely,

Marilyn Petric

## Rosemary Balsley

---

**From:** Reggie Stephens Foundation <reggiestephensfoundation@gmail.com>  
**Sent:** Monday, June 13, 2022 4:24 PM  
**To:** City Council  
**Subject:** Keep The SC Warriors in Santa Cruz

Santa Cruz City Council,

I am writing this letter in support of the Santa Cruz Warriors New Downtown Plan. I'm Reggie Stephens a former Santa Cruz High, Cabrillo College, Rutgers University and the New York Giants football player. In 2010 I decided to make a commitment to Santa Cruz County student-athletes by training, mentoring, coaching them so they can move on to the next level in their chosen sport.

In 2018 I established my non-profit; the Reggie Stephens Foundation. Through RSF I have successfully helped several student-athletes fulfill their dream of playing football, basketball and baseball at the next level, most recently getting a SCHS student-athlete a 4 year D1 scholarship playing football at Brown University. When the Warriors first came to Santa Cruz I was excited for the student-athletes to be able to see up close how professional athletes train, carry themselves, interact with their fans, community and compete and win at the highest level.

Santa Cruz has come together as a community and supported the Warriors, you can feel the excitement and enthusiasm when you walk into the arena.

The Warriors have created many job opportunities for the young and the old alike.

The Downtown Plan will help with our severe housing crisis not just housing UCSC students but also hard working locals that are hoping stay living in our town.

I see nothing but positive results coming from keeping the Santa Cruz Warriors here; jobs, much needed housing, boosting downtown economy, exciting community interaction and our student-athletes having strong role models to follow and aspire to become. Please keep the Santa Cruz Warriors in our town. Thank you for your time.

Reggie Stephens  
Founder / CEO  
Reggie Stephens Foundation  
[www.reggiestephens.org](http://www.reggiestephens.org)  
831.239.3403

## Rosemary Balsley

---

**From:** Judi Grunstra <judiriva@hotmail.com>  
**Sent:** Monday, June 13, 2022 4:36 PM  
**To:** City Council  
**Subject:** Agenda Item 30

Dear Council:

I have spent considerable time reading the packet pages about the Downtown Expansion Plan. Obviously a great deal of work must be done to confirm whether this is feasible, WITHOUT expecting the public to in any way subsidize the Warriors' or their demands, as happens too many times in other cities.

As to some specifics in what the Kimley-Horne (EPS) study:

**1. Traffic study** - Traffic in the area will be observed for 1 weekday and 1 weekend, for a 10-hour period.

This must be performed on a summer weekend to get an accurate picture of the traffic in that part of town.

**2.** The Coastal Commission "reiterated **the value of visual simulations of scenario alternatives in order to understand the potential coastal resource impacts**".

It appears that it is merely optional for Kimley-Horne to show 3D massing. Please require "Full volumetric 3D modelling" in the Scope of Work (page 7 of the Kimley-Horne Scope of Work). If this means "story poles," then that should be required. In fact, Council should require story poles in all large projects.

**3** 30.12 says "City is considering creative solutions to allow the beneficiaries of the plan to reimburse the City General Fund costs towards funding of the plan."

What might these "creative solutions" be? Who are the "beneficiaries of the plan" this refers to? The Seaside Company? Warriors? Please be specific!

**4** "No focused bird surveys are included as part of the scope." This may very well be something bird fanciers will request.

**5** There must be a mutually satisfactory agreement with the residential care facility at 126 Front St.

**6** Among the amenities expressed by participants at the arena Open House, nobody pointed out some very basic needs.

One is a full-service grocery store so those 1800 residents can shop nearby, i.e. within walking distance. Not everyone can afford to shop at New Leaf or Trader Joe's.

The second consideration is the potential need for increased capacity in the public schools, at all grade levels, with 1800 new residents, some who will be children.

There is a high likelihood that the inevitable bars and liquor outlets near the new Arena will generate increased calls to the police. (Not just on game nights).

How will the city budget pay for more police?

**7** This plan seems to imply the city is willing to abandon support for the Civic Auditorium in favor of a "shiny new venue" for concerts. The Civic Auditorium has an important place in Santa Cruz, and needs and deserves renovation.

**8** Despite being in an area of predicted sea-level rise, etc., there is a mention of below-grade parking. I have, however, read of cities that have built underground parking and put public open space on top of it. That might "kill two birds with one stone."

I will follow this topic as it unfolds. I really don't believe most Santa Cruzans want our city to have a new skyline, tall buildings that are a "beacon" (come on!) and a more intensified urban feel. If you are being honest, do you?

Thank you.

Judi Grunstra

## Rosemary Balsley

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**From:** Bryon Windsor <bryon@boysandgirlsclub.info>  
**Sent:** Monday, June 13, 2022 4:39 PM  
**To:** City Council  
**Subject:** In Support of the Santa Cruz Warriors  
**Attachments:** Arena Letter.pdf

I have attached a letter in regards to the support of the Santa Cruz Warriors and their future plans.  
Thank you

Sincerely,

Bryon Windsor  
JLAC Director/ Athletic Director  
Boys & Girls Clubs of Santa Cruz County  
831-535-7017  
[bryon@boysandgirlsclub.info](mailto:bryon@boysandgirlsclub.info)





Hello, my name is Bryon Windsor and I am a site director for the Boys & Girls Clubs of Santa Cruz County. I have been working with the Santa Cruz Warriors and their Jr Warriors Basketball Program for over 10 years now. They have been a huge help in our community and with the Club. Between being a part of our yearly basketball program by bringing over players to help run basketball clinics, allowing us to use the arena for our end of season tournament, and occasionally coming to hangout with kids, they have helped bring a joy to so many youth and their love for the game of basketball. Working at the Club, we have heard countless stories of the players and personal going to the schools and helping out with the Read to Achieve program. Many of the kids I see at the games all have stories about who their favorite player is and what they did at school that day. I have seen the impact they have on our kids and how much joy they bring to the families in our community by being a part of our community.

I believe that having them here has brought a renewed excitement to the area. The city seems revitalized in ways that only people that live here could understand. With the potential to have the Warriors here permanently, an arena that can be used for concerts and symphonies, our local college athletic teams able to use the arena, and so many other opportunities to use the facility for local and state events, that the city seems to be alive once again. I see our businesses growing again, with the influx of tourism downtown. As that grows, we should see that extend to Santa Cruz as a whole, as Capitola, Aptos, and even Watsonville will see businesses prosper.

I sincerely believe that having the Warriors here and the new arena in the downtown area will help the community continue to prosper years to come. With all the new projects being completed in the area, this only seems fitting to have the beautification of that side of town continue with a facility that will do more than just basketball.

Bryon Windsor  
Site/Athletic Director  
Boys & Girls Clubs of Santa Cruz County

## Rosemary Balsley

---

**From:** Raylene Ojeda <raylene.ojeda@comcast.net>  
**Sent:** Monday, June 13, 2022 4:45 PM  
**To:** City Council  
**Subject:** Downtown Expansion Plan area south of Laurel

June 13, 2022

City Council Santa Cruz, CA

Subject: Warriors preferred development plan

My husband and I are Beach Hill residents and fans of the Santa Cruz Warriors. We appreciate this team and all of the events that are available at the current arena. The development plan can bring a larger variety of sports, music, symphony, comedy, diversity, polling location, and health and wellness to our city.

The Warriors brand is known worldwide and we are proud to have them so near to us. Kaiser arena and the warriors have helped to provide assistance during the pandemic with providing a vaccination site, provided a polling place for elections, host a recovery center for the recent fire events, services for seniors and many other very helpful programs to our community.

We have seen a disconnect between downtown Santa Cruz and the Beach Boardwalk in the past. This development can help foster connectivity between these two vital areas that are so important to this city. It will become a family friendly destination for visitors and locals alike. A vibrant downtown is crucial to our success and additional living, eating, shopping, and events will benefit all. We are asking that you vote in favor of adopting a preferred development plan as part of the downtown expansion plan area south of Laurel.

Robert and Raylene Ojeda  
710 3rd Street  
raylene.ojeda@comcast.net

## Rosemary Balsley

---

**From:** Brandon Penera <bpenera@peneracreative.com>  
**Sent:** Monday, June 13, 2022 4:47 PM  
**To:** City Council  
**Subject:** Santa Cruz Warriors Letter of Support  
**Attachments:** Permanent Arena Letter From Brandon Penera.pdf

Madam Mayor and Council Members,

My Name is Brandon Penera, and I am writing to you on behalf of the Santa Cruz Warriors and the opportunity to have a permanent arena in Santa Cruz California.

For the last 10 years my wife and I would rent a beach house on Twin Lakes for the month of July because we love the city and wanted to make great memories with our 2 boys, now 10 and 13. Last May my wife and I decided to make the place we would vacation in the summer, our permanent home. We now have been living in Santa Cruz for one year and have fallen deeper in love with the city and all that it offers, this would not only include the beautiful beaches and outdoors but the community, events and more specifically the Santa Cruz Warriors.

As a part of creating great memories for our family, last season we purchased season tickets to the Santa Cruz Warriors. We created my lasting memories during the games last season. We loved it so much that we upgraded our seats to sit behind the Warriors bench for the upcoming season.

In addition to attending the games we have also been able to benefit from the facility in the form of basketball camps for our son. These programs fulfill a vital need to the young citizens of Santa Cruz and any absence would be greatly missed.

Our family is proud to support the community and the Santa Cruz Warriors through our ticket purchases, meals before games, parking and more.

I am asking you Madam Mayor and Council Members to build a new arena, that has and will continue, to enrich the community we call home and provide a valuable experience and employment opportunities for us all.

I have also attached a PDF for your records if needed.

Sincerely,

Brandon Penera  
Founder | Penera Creative Solutions  
c: (209) 409-2123  
[www.peneracreative.com](http://www.peneracreative.com)

Madam Mayor and Council Members,

My Name is Brandon Penera, and I am writing you on behalf of the Santa Cruz Warriors and the opportunity to have a permanent arena in Santa Cruz California.

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Sincerely,

Brandon Penera  
209.409.2123  
bpenera@peneracreative.com



# Santa Cruz Downtown Plan Expansion Project

City Council Meeting  
June 14, 2022



**Sarah Neuse**

Senior Planner, Advance Planning  
[sneuse@cityofsantacruz.com](mailto:sneuse@cityofsantacruz.com)

**Kimley»Horn**



**Bill Wiseman**

Planning Practice Leader

**Justin Doull**

Senior Associate

**MATTHEW  
THOMPSON  
ARCHITECT**

**Matthew Thompson**

Architect

# Agenda

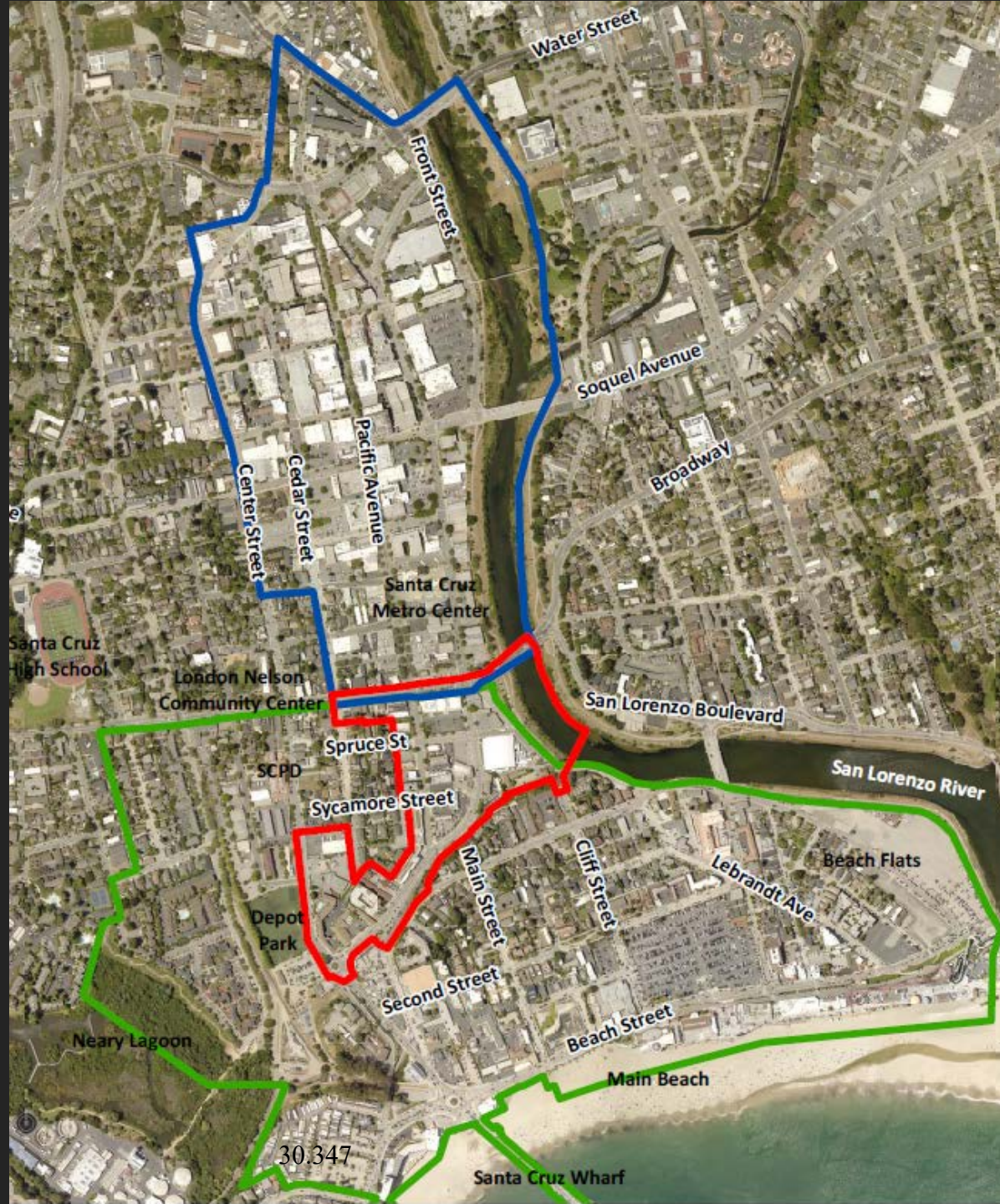
1. Project Overview
2. Summary of Project Discovery – Community Engagement & Real Estate Market Overview
3. Open House Station Topics
4. Discussion





# Project Overview

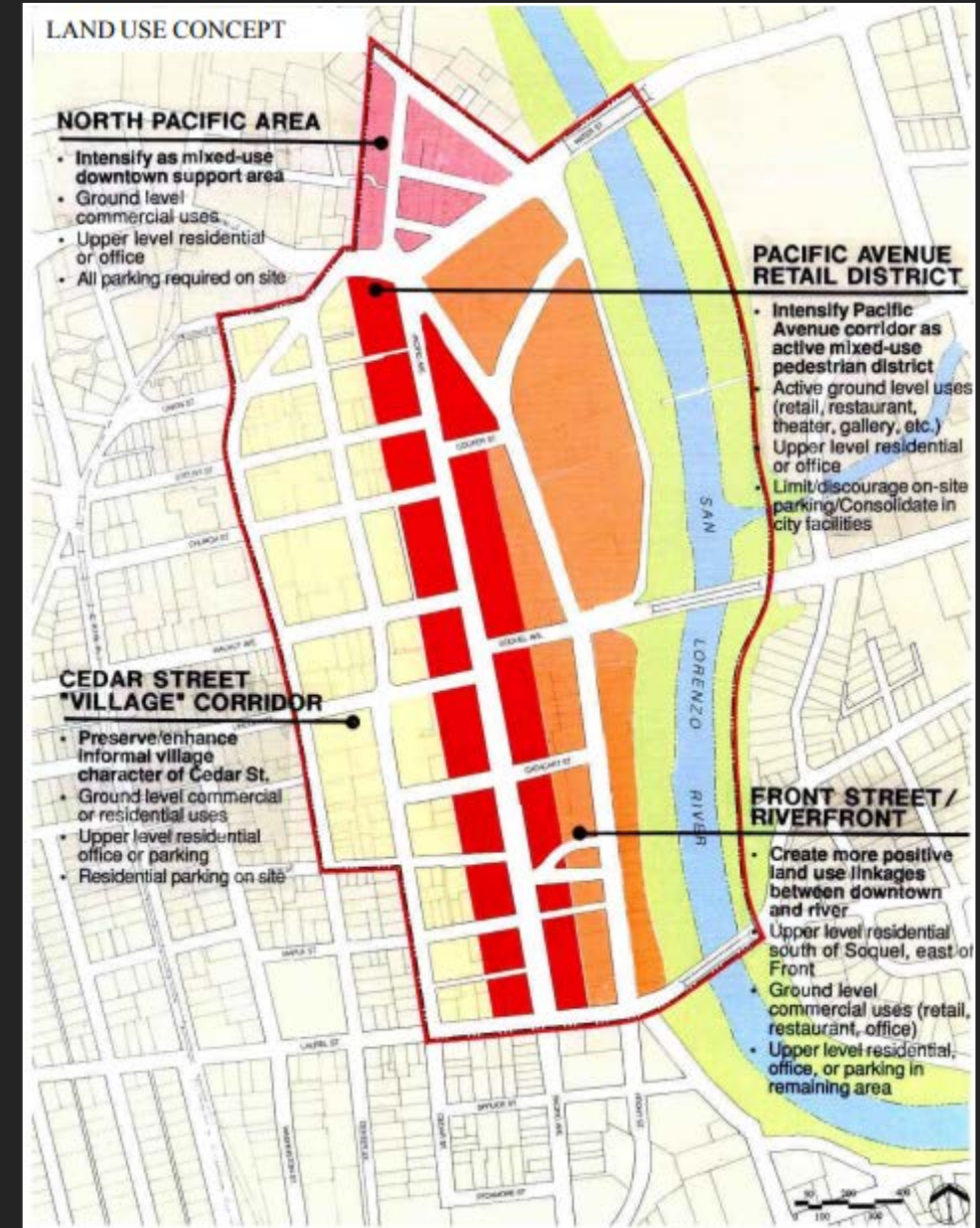
# Project Context





# Project Background

- Early 1990s, recovery from Loma Prieta
- Updates in early 2000s and mid 2010s
  - Increased height and residential uses in core of downtown
- Sets allowances for development
  - Neighborhood areas
- REAP and LEAP Grants
  - Increase housing capacity and economic opportunity
  - Draft CEQA EIR
  - Approved for \$450,000





# Project Study Area

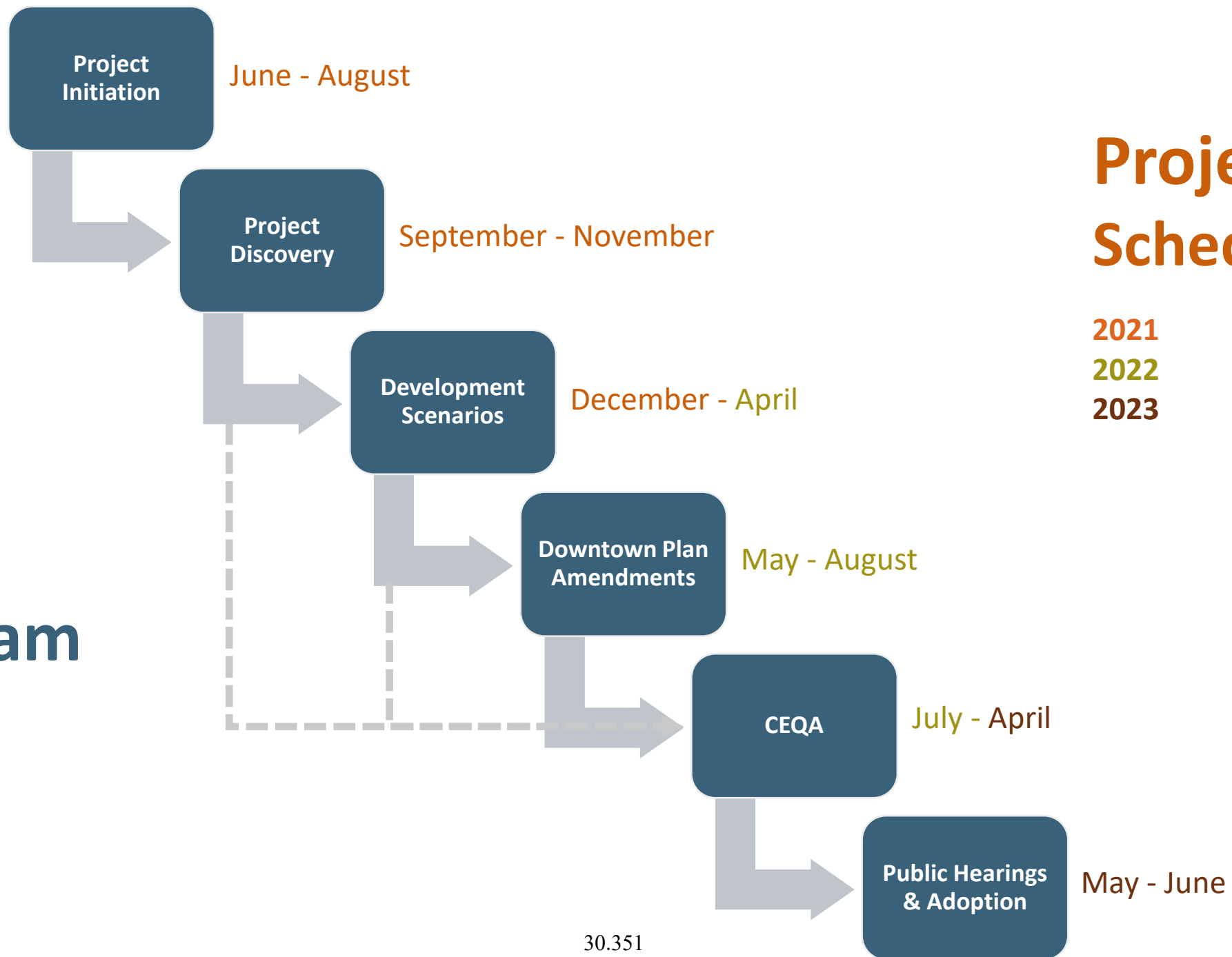
Total Area = ~ 29 acres



# Project Objectives

1. Adding capacity for **multi-family housing**.
2. Create opportunities for **public amenities and infrastructure** including parks, the Santa Cruz Riverwalk trail, or other spaces for community use.
3. Better **connect downtown with the river** and beach areas.
4. Create new **economic opportunities** for local businesses and workers.
5. Generate new tax revenue to **support City services**.
6. Improve the **pedestrian & bicycle experience**.
7. Incorporate a **permanent Warrior's arena** into the plan.

# Work Program



## Project Schedule

2021  
2022  
2023





# Summary of Project Discovery – Community Engagement

[www.cityofsantacruz.com/downtown](http://www.cityofsantacruz.com/downtown)



# Outreach Methods



## Community Survey

Let us know about how you currently interact with the downtown and what you'd like to see happen south of Laurel.

[Take The Survey](#)



## Ideas Wall

Post a comment or join an existing discussion.

[Add Your Ideas](#)



## Interactive Map

Place comments directly on a map of the project site and greater downtown area.

[See Project Map](#)

1161  
Total Visits

293  
Unique Users

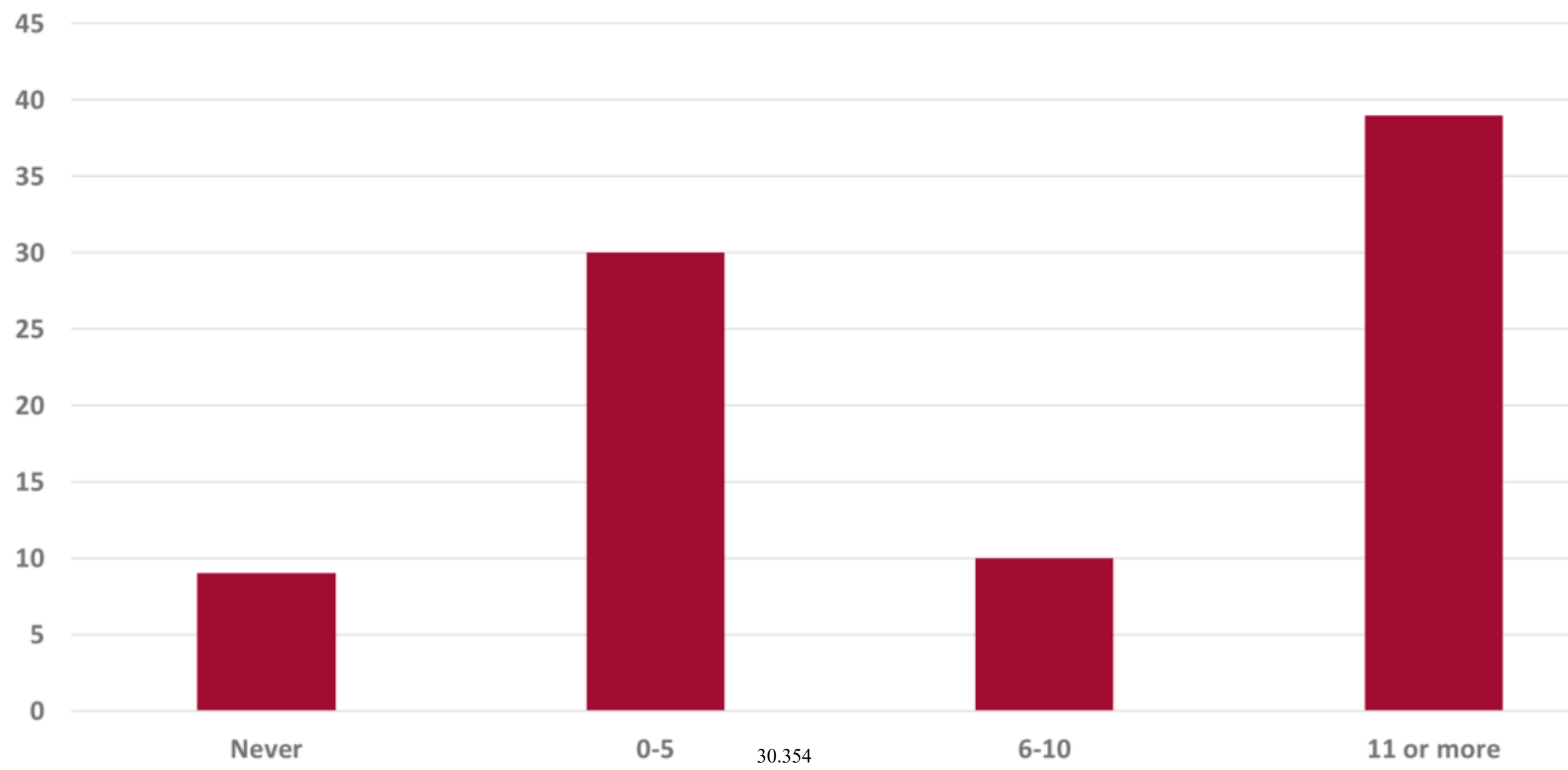
2:02  
Avg Time (min)

86  
Unique Stakeholders

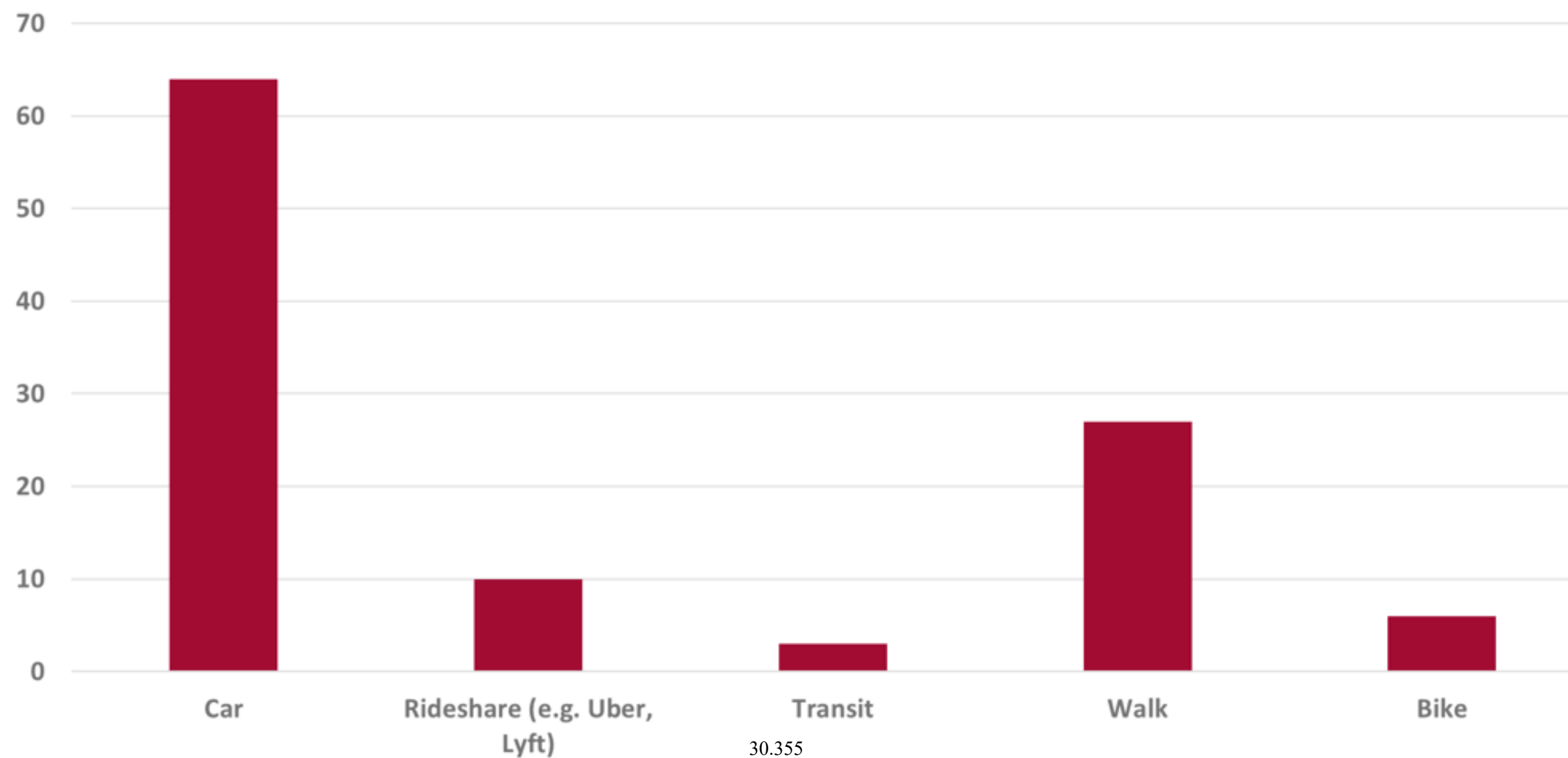
39  
Comments

88  
Survey Responses

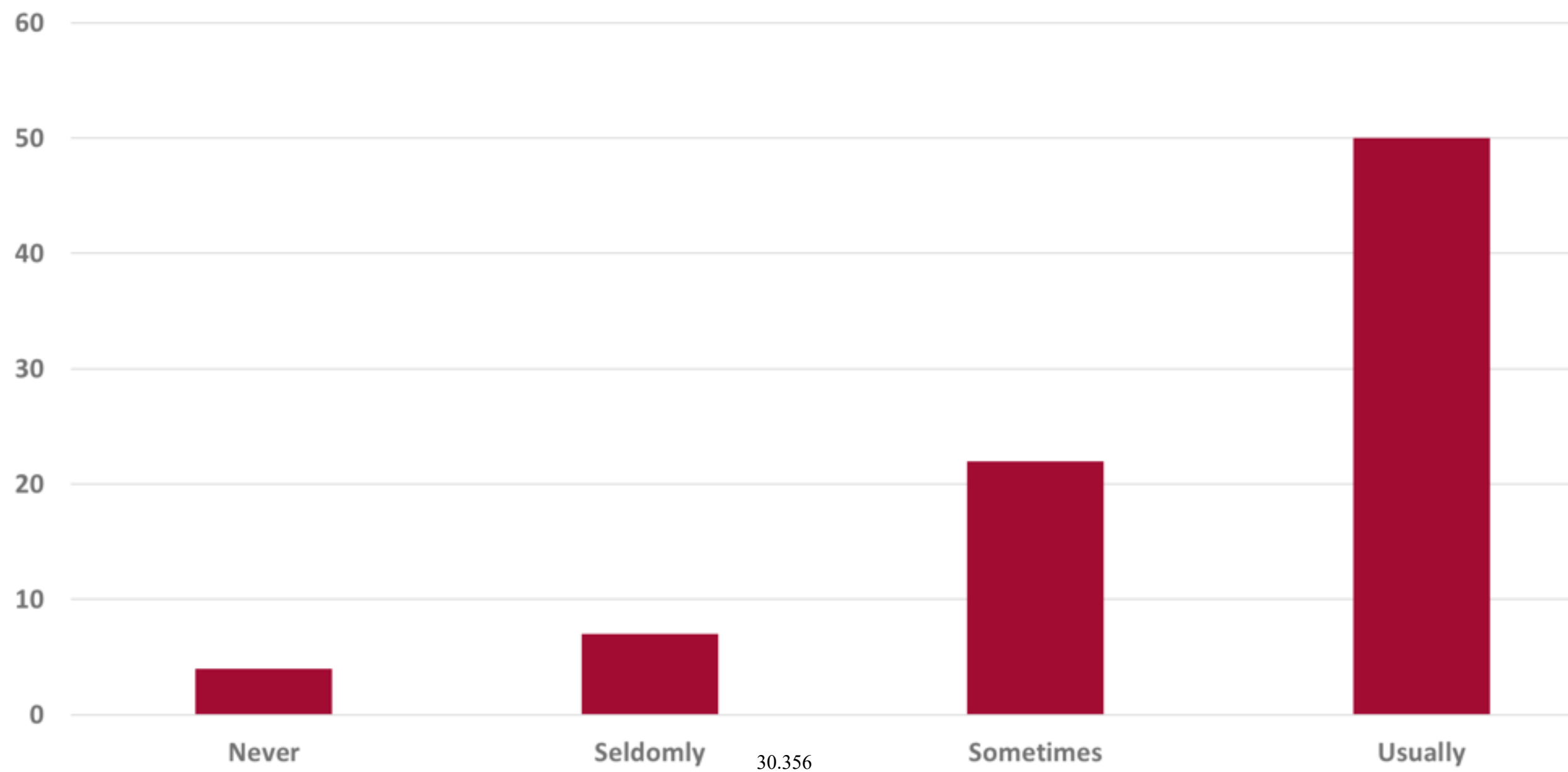
**Question 33: Before COVID, how many times a year did you go to the Kaiser Permanente Arena? (n=88)**



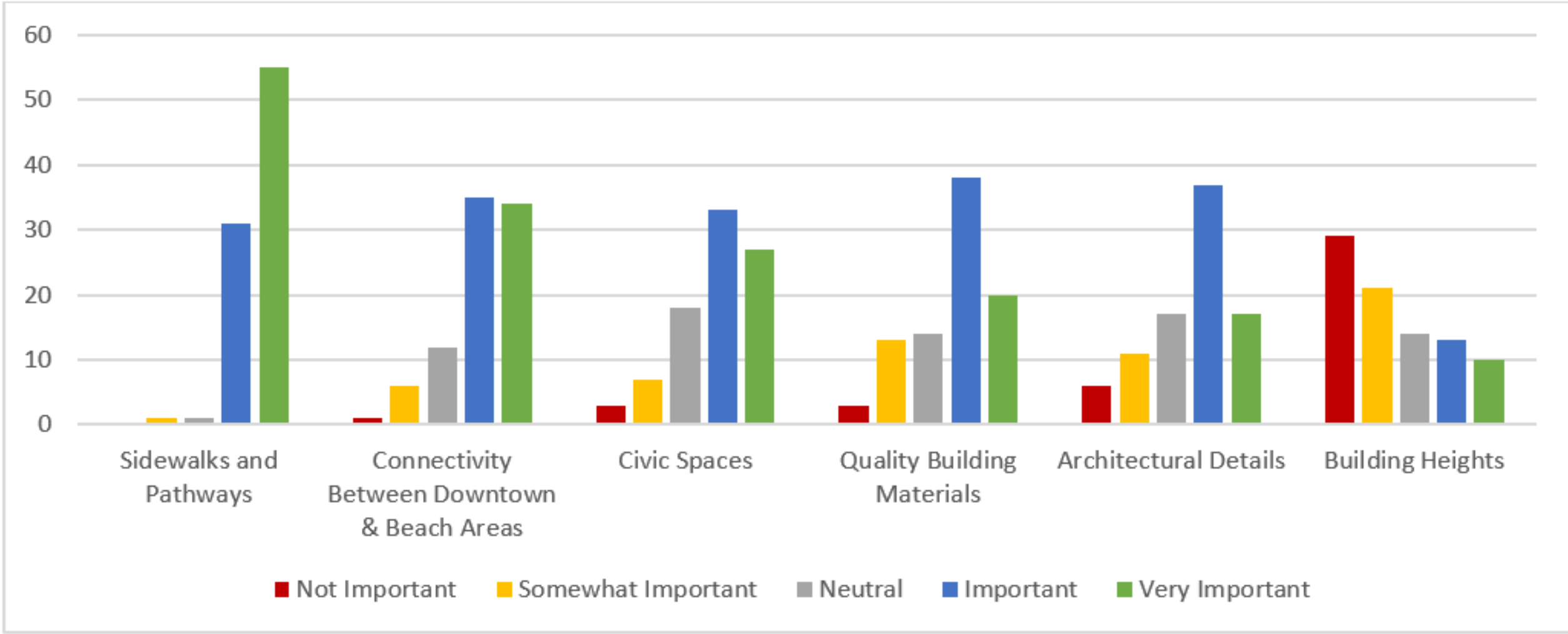
**Question 35: If you have been to an event at the Kaiser Permanente Arena, how do you typically get there? (n=84)**



**Question 37: If you came to an event at the Kaiser Permanente Arena, do you typically go to a bar or restaurant before or after the event? (n=83)**



**Question 40: Please rank how important the following urban design features are to you in determining how the area south of Laurel is redeveloped. (n=88)**



# Discovery Outreach Conclusions

- The Project Study Area feels unsafe and is generally considered underutilized / underdeveloped.
- The Area should be redeveloped with a mix of restaurants, entertainment, and housing. “Re-vamp it all!!!”
- Streetscape, civic spaces, and connectivity are considered high-priority improvements
- Keep the Santa Cruz Warriors!



## Santa Cruz Downtown Plan Expansion Project

Community Outreach Report

February 2022

Kimley»Horn

# SANTA CRUZ DOWNTOWN PLAN EXPANSION PROJECT

Real Estate Market Overview  
December 2021



Economic & Planning Systems, Inc.  
*The Economics of Land Use*

1330 Broadway, Suite 450 • Oakland, CA 94612  
510.841.9190 • [www.epsys.com](http://www.epsys.com)

[www.cityofsantacruz.com/downtown](http://www.cityofsantacruz.com/downtown)





- April 20, 2022
- Hosted by the SC Warriors



# **WELCOME!**

**Santa Cruz Downtown Plan  
Expansion Project**

# **OPEN HOUSE**

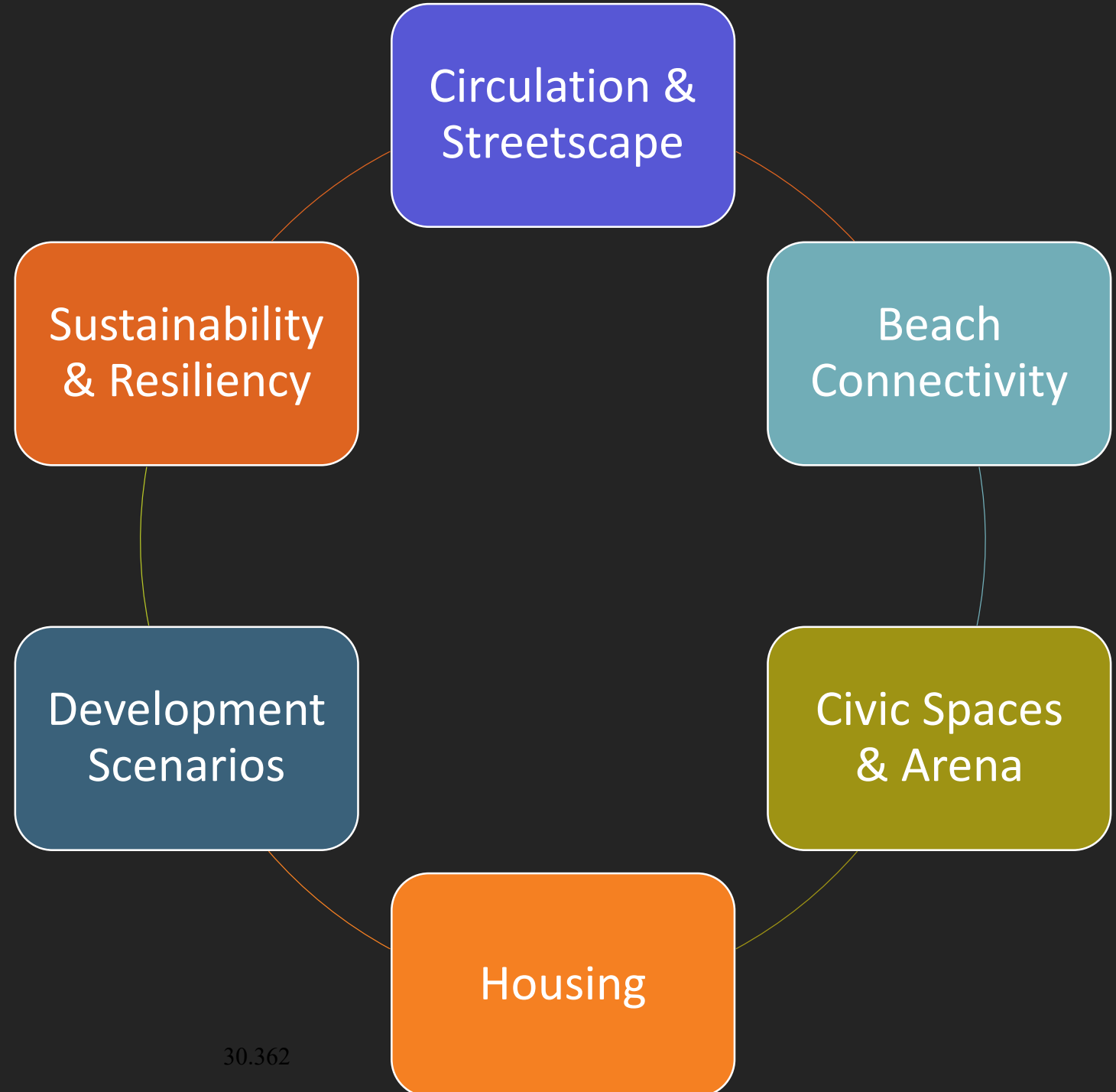






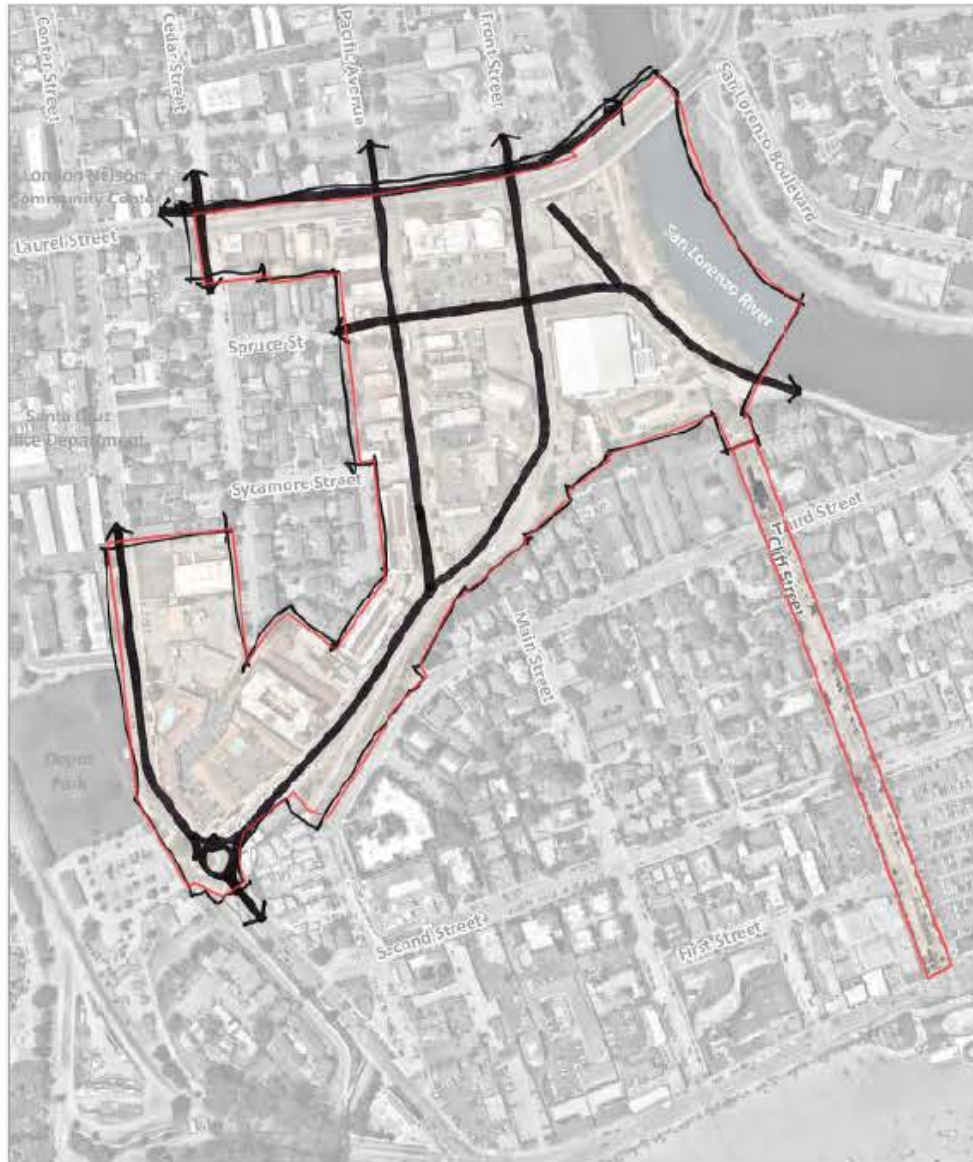


# Open House Stations

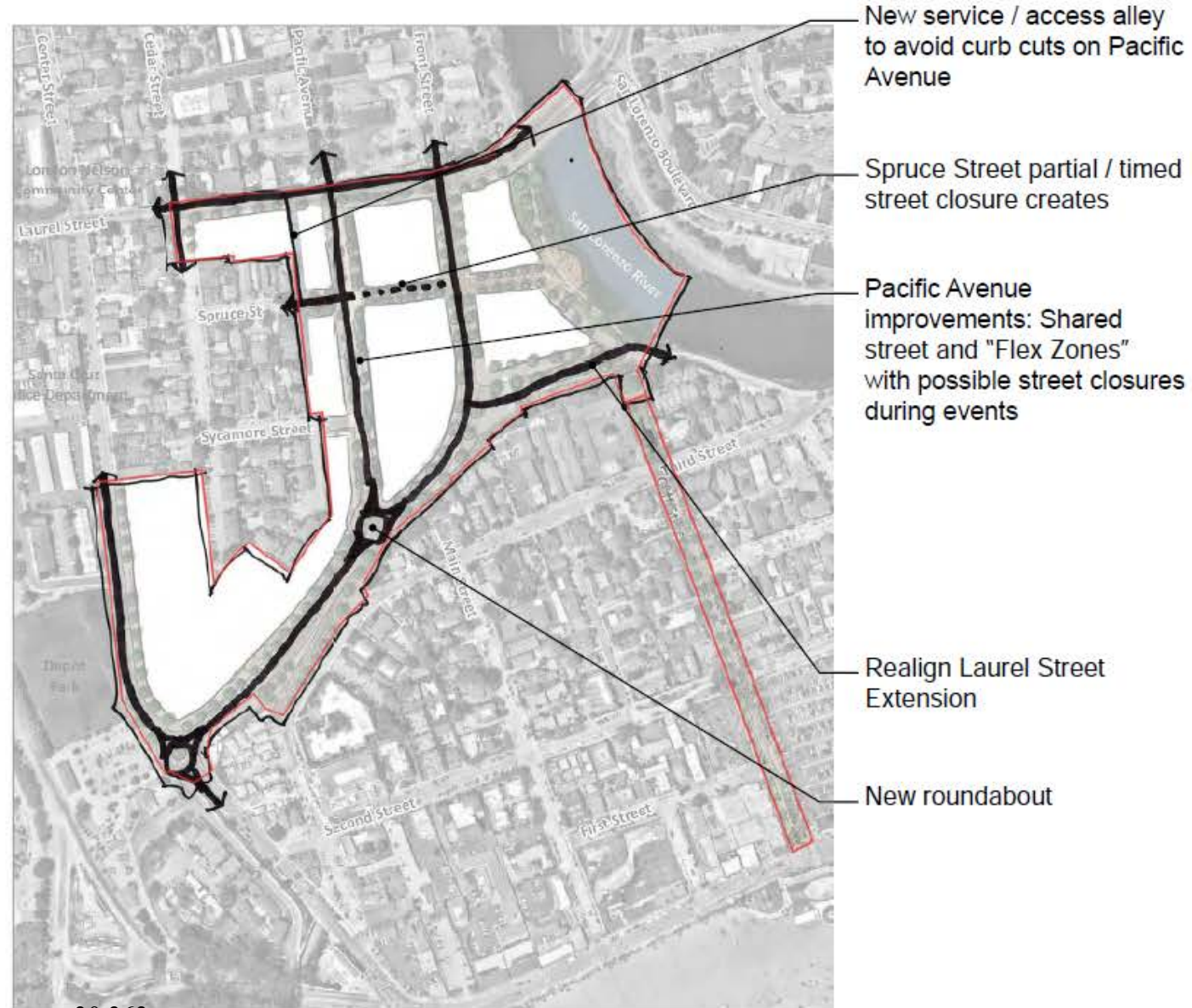


- ~150 Participants
- 190 written comments

# Circulation & Streetscape



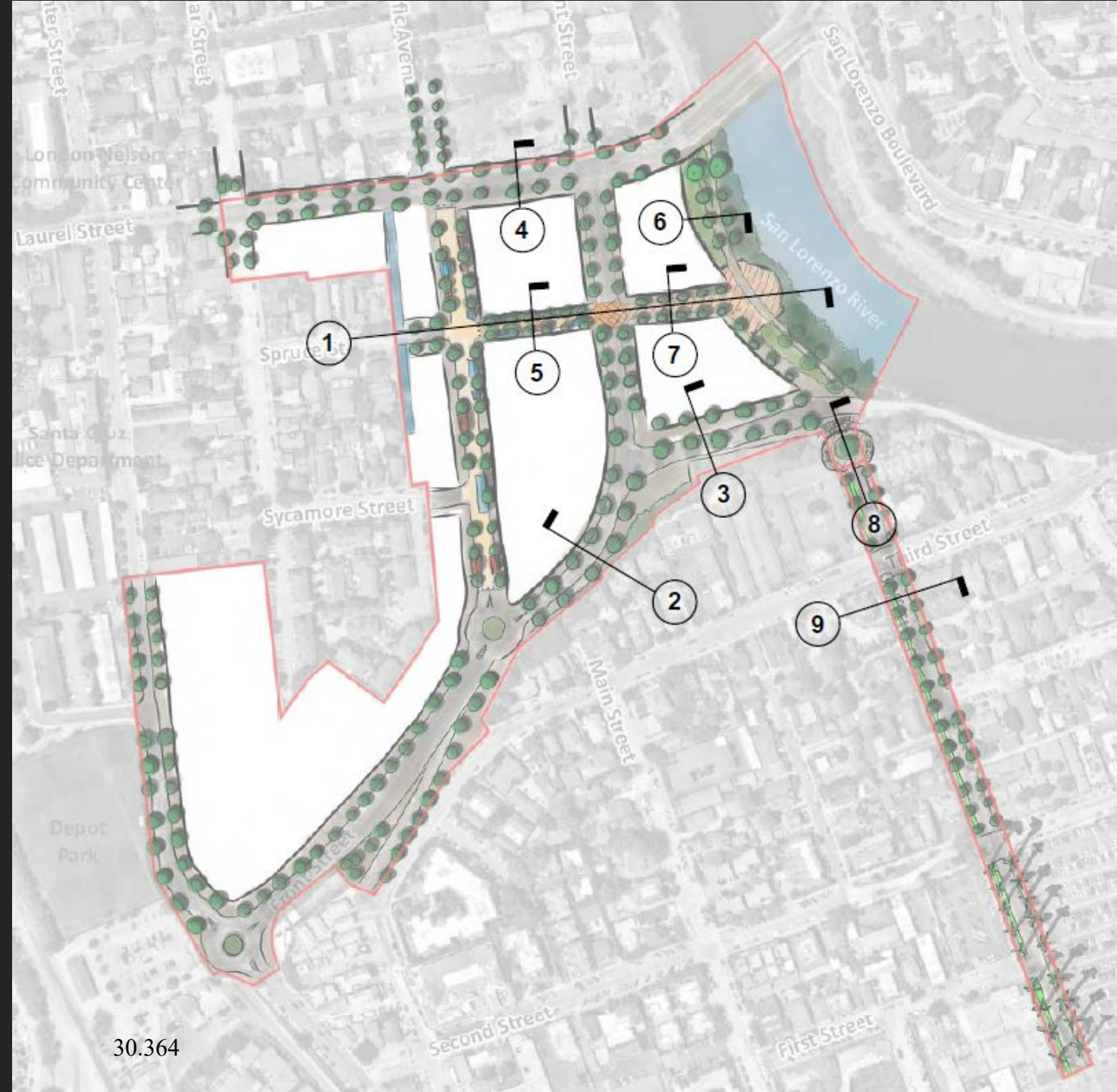
Existing

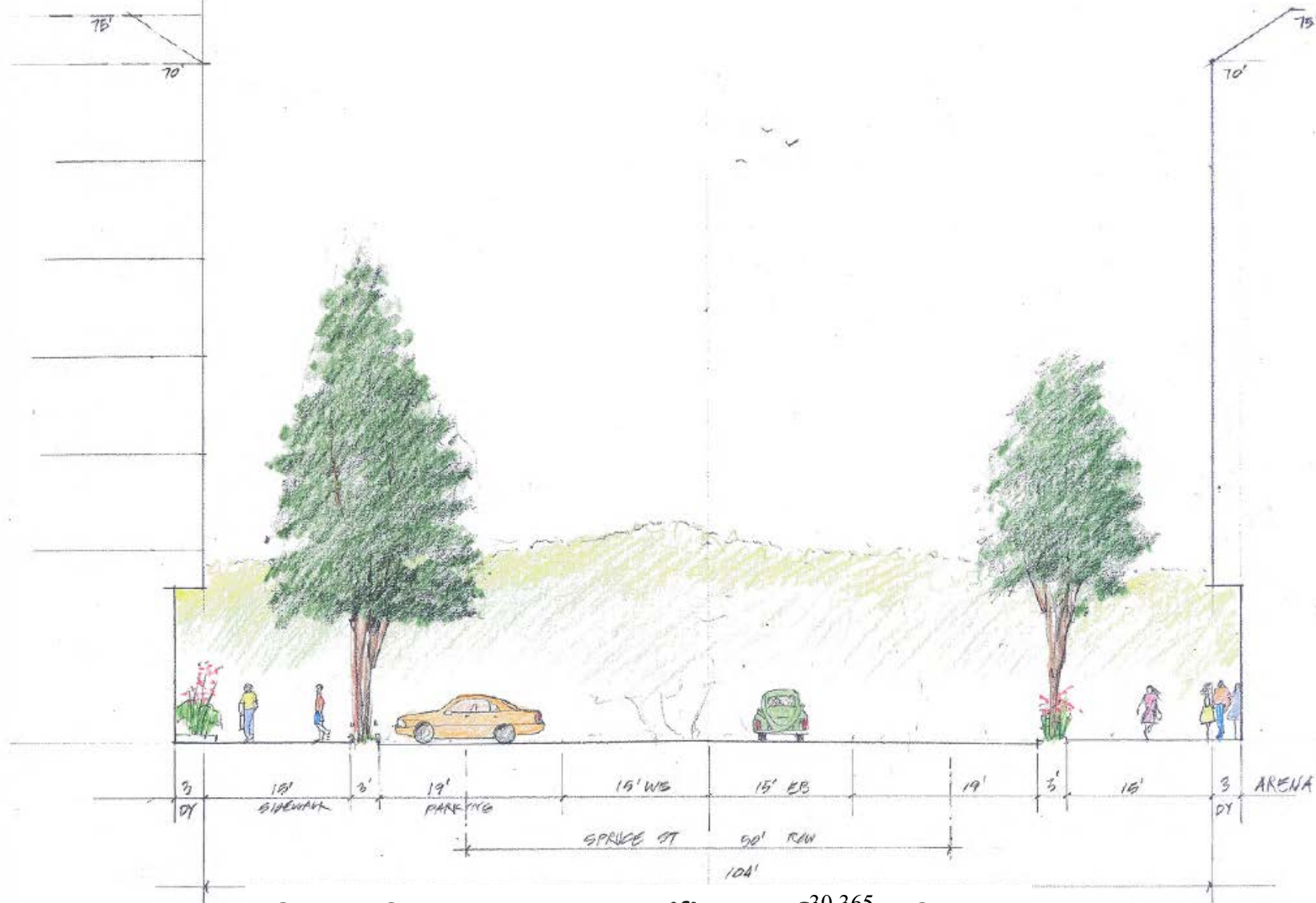


30.363  
Proposed

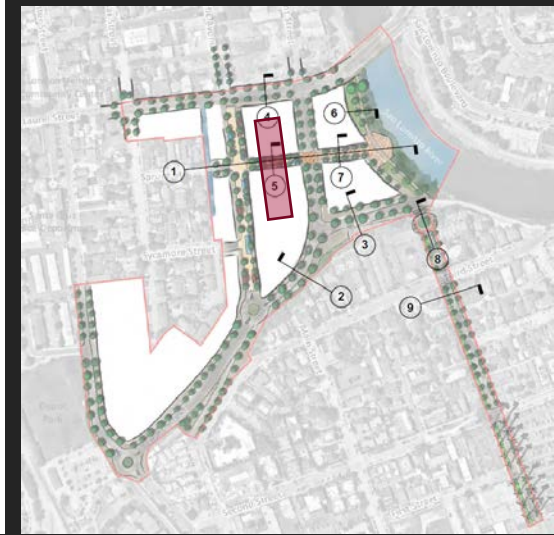


# Circulation & Streetscape





**Spruce Street Between Pacific Ave. & Front Street**





Golden Gate Villa  
(~ 1890)



Front Street @ Beach Hill





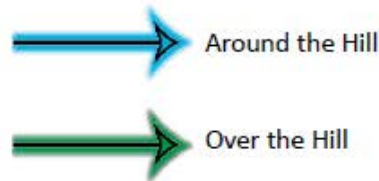
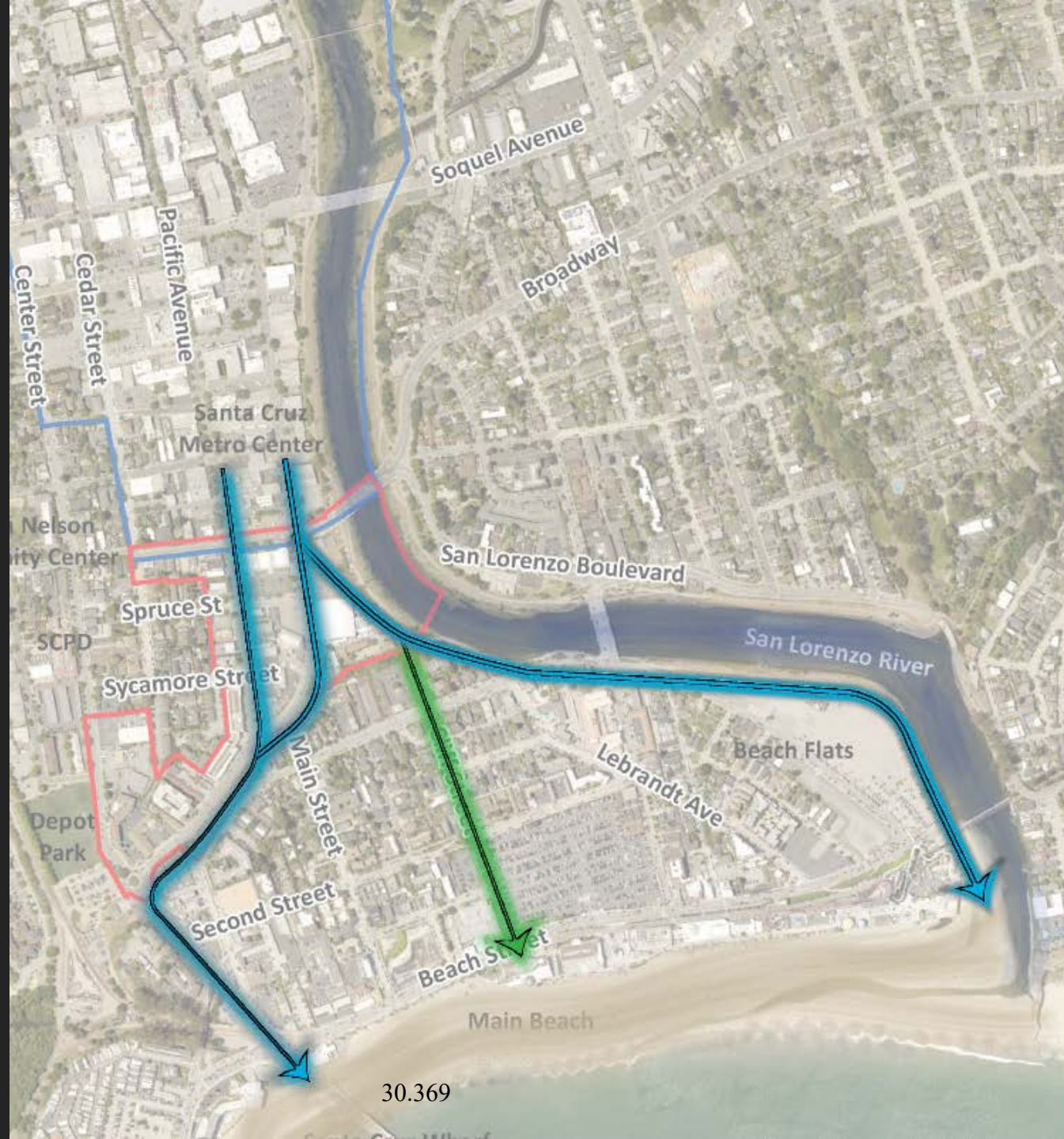




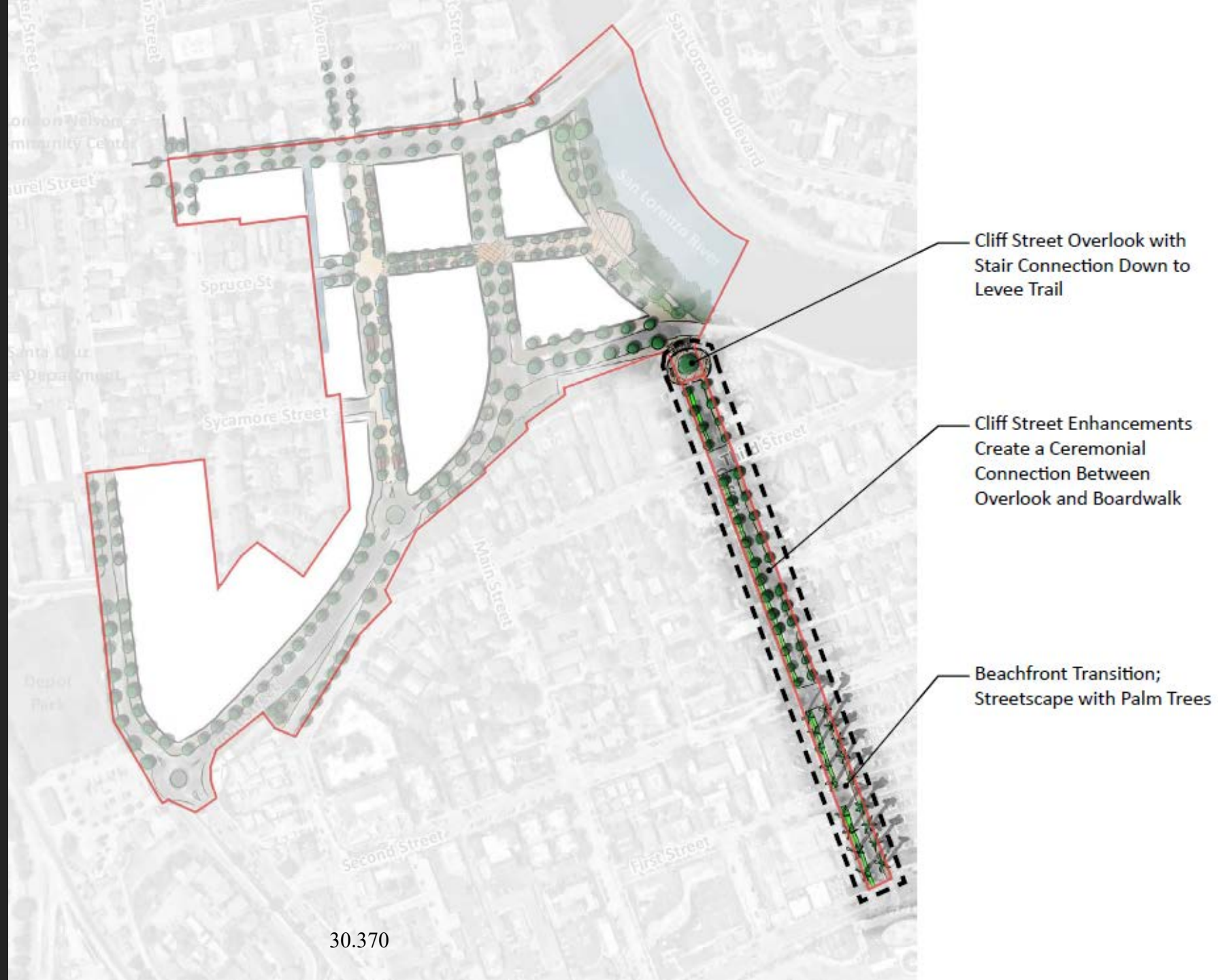
Levee Looking South 30.368



# Beach Connectivity



# Beach Connectivity







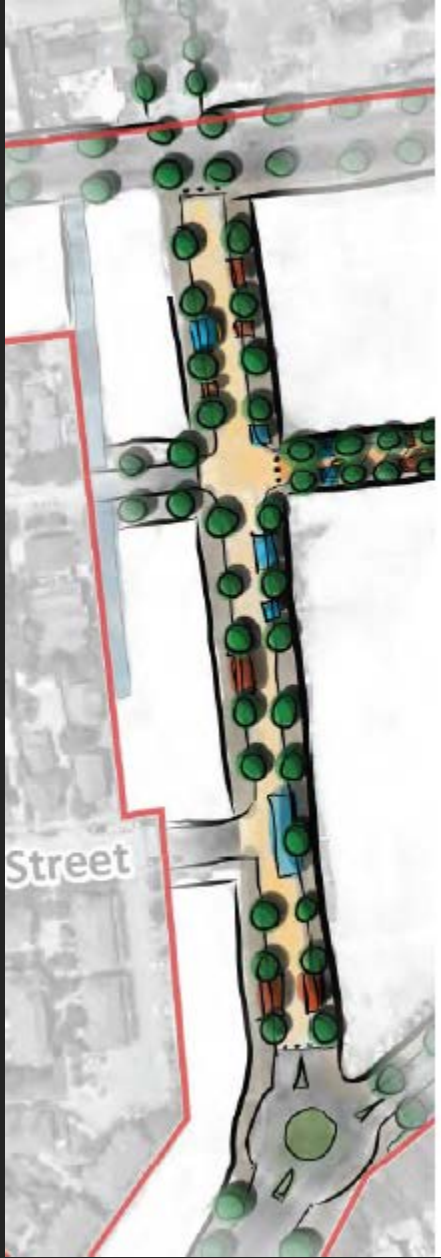


# Civic Spaces & Arena





# Pacific Avenue "Flex-Zone"

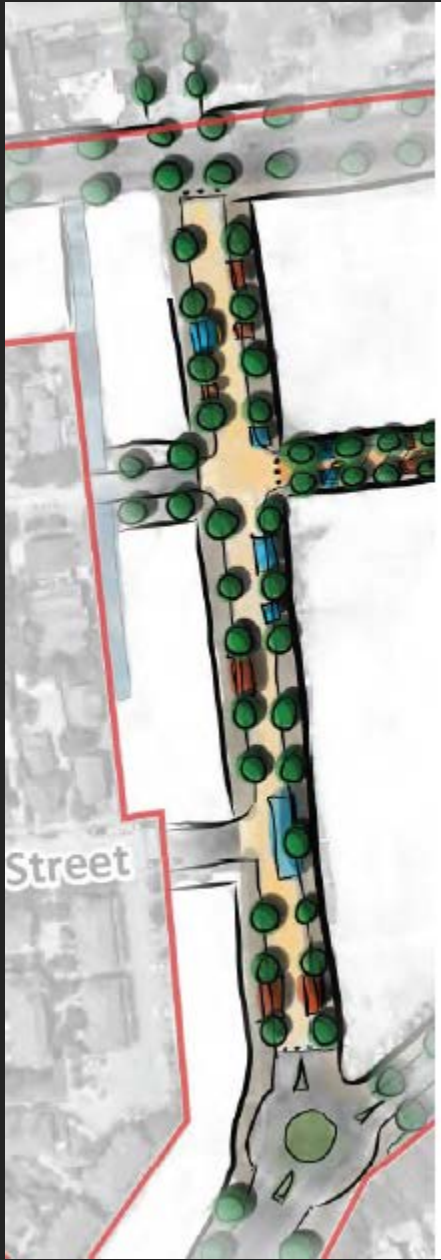


First Street - Livermore





# Pacific Avenue “Flex-Zone”



Castro Street – Mountain View





# Energy, Engagement & Wayfinding



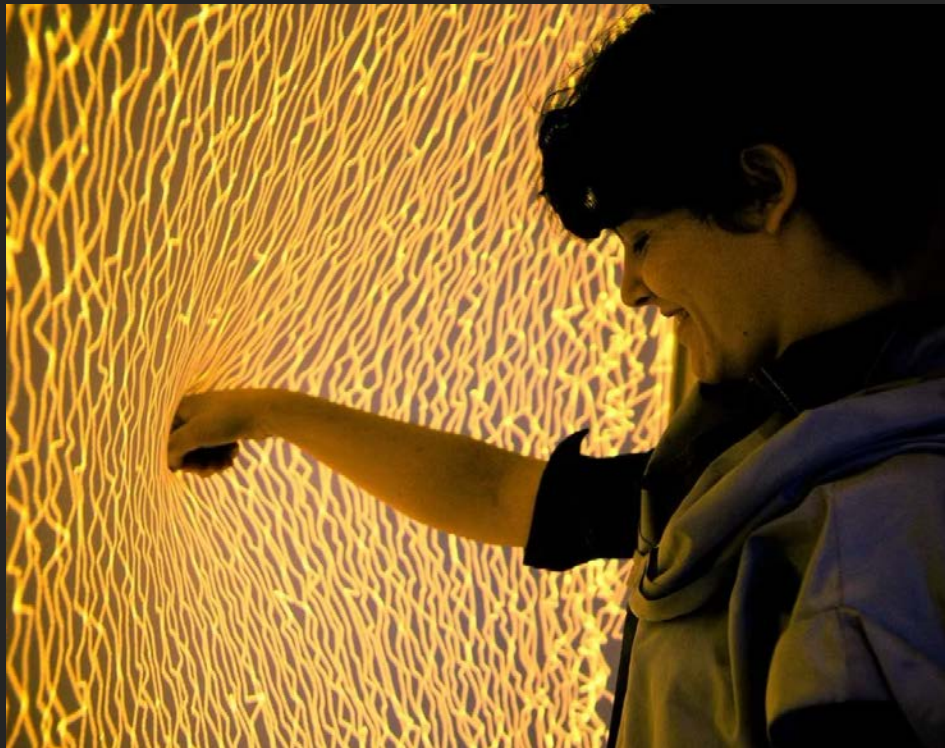


# Energy, Engagement & Wayfinding





# Energy, Engagement & Wayfinding





# Energy, Engagement & Wayfinding





# Energy, Activity & Wayfinding





# Energy, Engagement, & Wayfinding



Gateway to downtown;  
future landmark opportunity  
and visual connection to  
San Lorenzo River

Low-intensity illumination along  
primary corridors area provides  
visual continuity and wayfinding  
to "The Zone"

Low-intensity illumination  
beneath Laurel Street bridge

"The Zone"

Cliff Street Overlook

Low-intensity illumination of  
stone wall along Front Street  
and visual terminus of Pacific  
Avenue

Gateway to beach;  
Coconut Grove and Beach  
Boardwalk



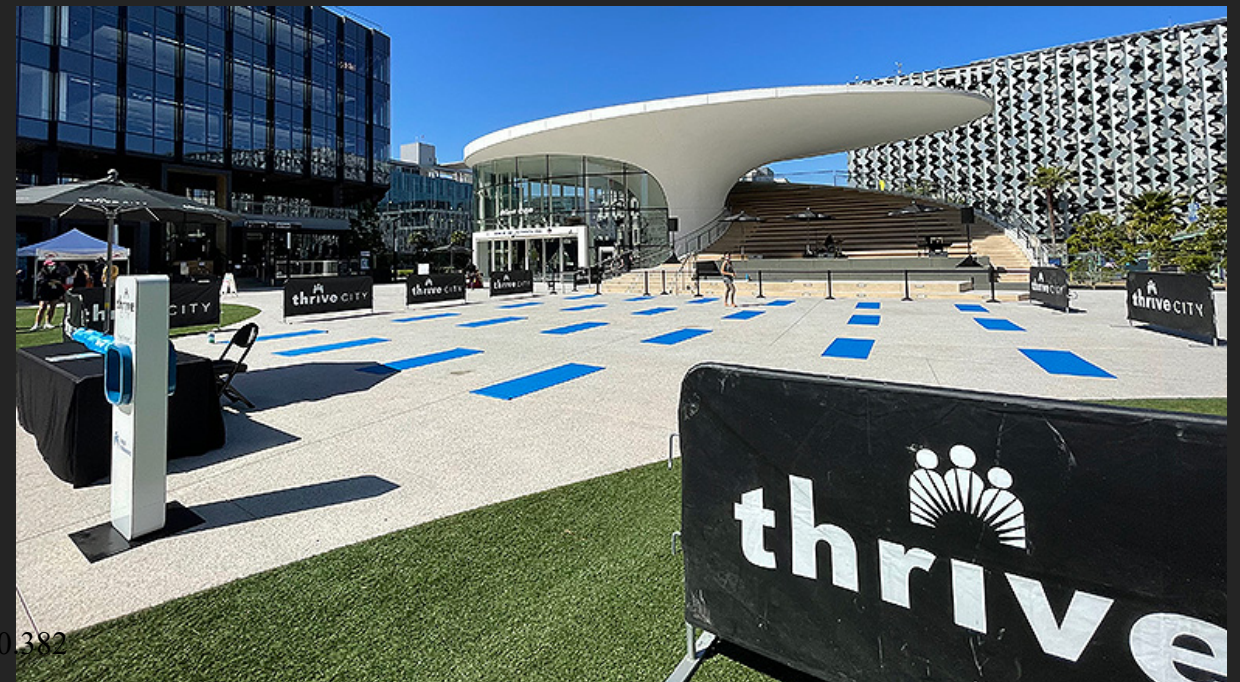
# “The Zone”

## 7 TIPS TO ENTER **THE ZONE** IN BASKETBALL





# Chase Center / “Thrive City”





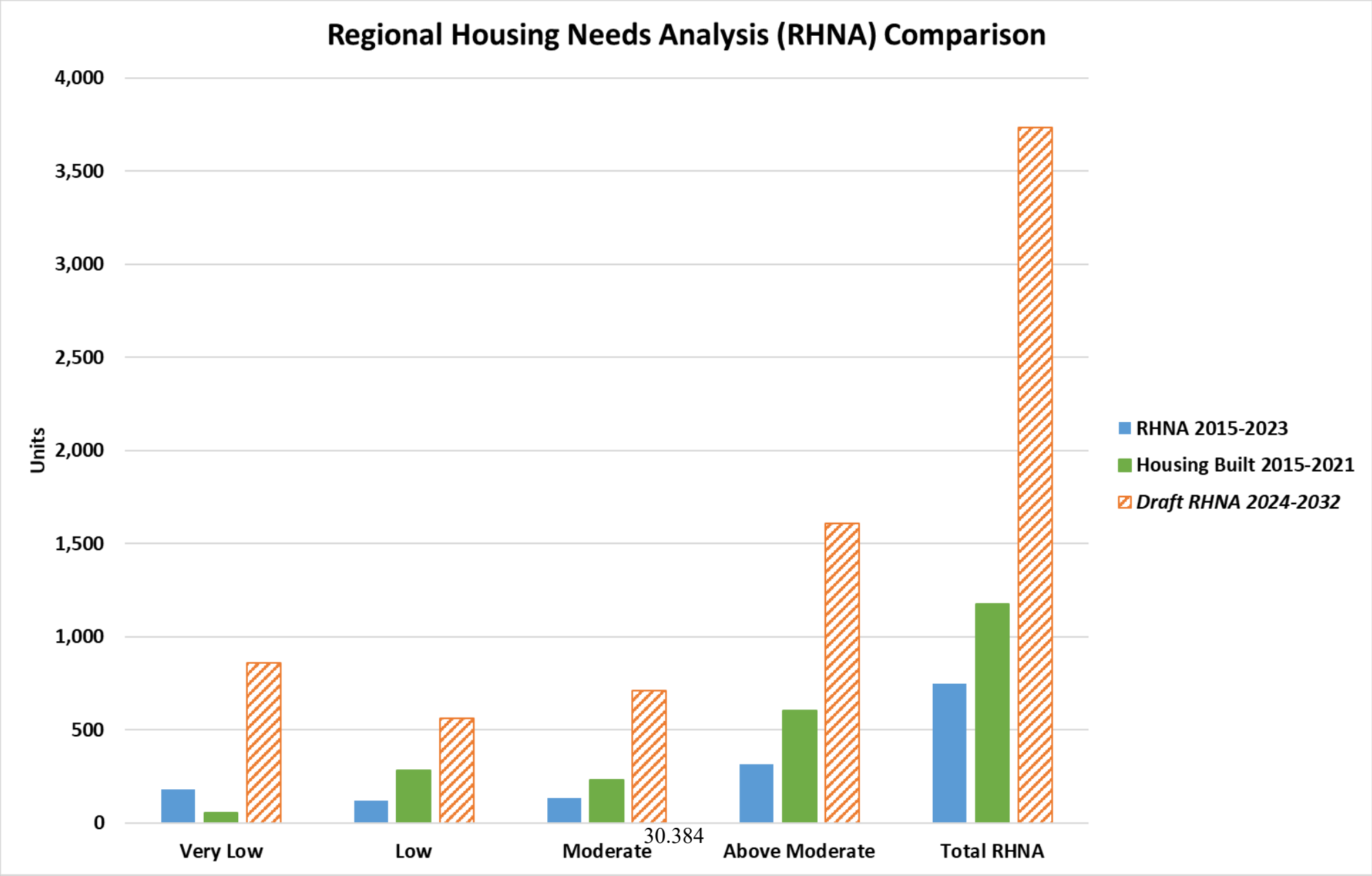
# Sustainability & Resiliency



30.383



# Housing





# State Housing Law

- SB 35
  - Streamlined planning process
  - Need “adequate progress” on RHNA by 2028 or City falls to 10% Low-Income tier and more proposals eligible
    - 50% of market rate housing RHNA built by end of 2027



# Open House Summary

- Overall, very positive support for the design concepts and the opportunity to create an entertainment district that is vibrant, walkable, and safe.
- Strong support for more housing in the Downtown.
- Strong support for the SC Warriors and construction of a new permanent arena.
- Issues for further consideration:
  - Parking and traffic congestion (Downtown and Beach)
  - Support and opportunities for local businesses
  - Varied opinions re Development Scenarios



# Existing Building Height Limit (Feet)

35 (R-M)	50
35 (CBD-E)*	70
36 (R-T(C))	75
48 (R-H)	75, 85

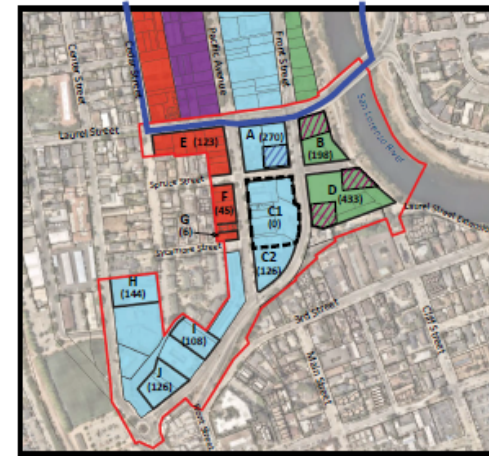
\* 3.5 FAR allowed; redevelopment parcels projected to be built out at heights exceeding 60+ feet as allowed by State Law



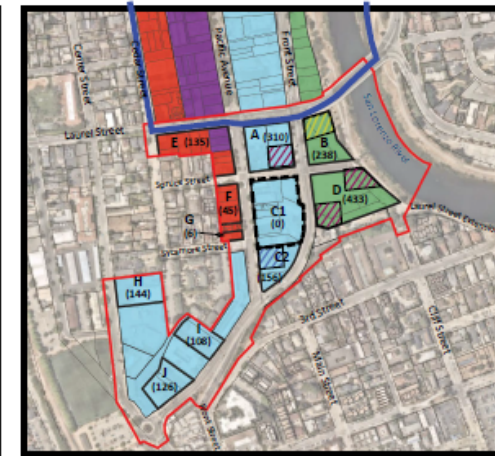
Baseline Scenario (Existing Zoning and General Plan)



Scenario 1



Scenario 2



Scenario 3

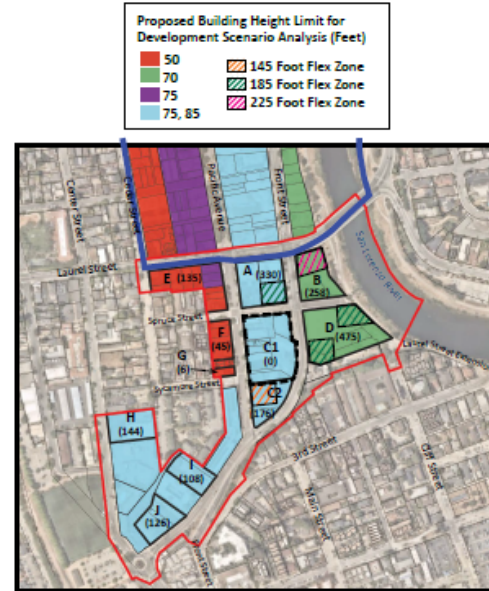
		All Parcels					
		Baseline	Scenario 1	Scenario 2	Scenario 3	Scenario 3.1	Scenario PC
Total Gross Floor Area:	(square feet)	1,202,000	1,631,000	1,893,000	2,016,000	2,116,000	1,929,000
Total Commercial Area:	(square feet)	50,000	55,000	59,000	59,000	59,000	59,000
Total Net Residential Area:	(square feet)	697,000	1,005,000	1,209,000	1,307,000	1,387,000	1,238,000
Total Unit Count:	(units)	931	1,319	1,579	1,701	1,803	1,620
Overall Density:	(units / acre)	87.1	118.1	147.7	159.2	168.7	151.6
Overall FAR:		2.58	3.35	4.07	4.33	4.55	4.14

		Parcels A-D					
		Baseline	Scenario 1	Scenario 2	Scenario 3	Scenario 3.1	Scenario PC
Total Gross Floor Area:	(square feet)	679,000	1,029,000	1,231,000	1,341,000	1,441,000	1,097,000
Total Commercial Area:	(square feet)	31,000	35,000	39,000	39,000	39,000	39,000
Total Net Residential Area:	(square feet)	365,000	628,000	783,000	871,000	951,000	951,000
Total Unit Count:	(units)	487	830	1,027	1,137	1,239	894
Overall Density:	(units / acre)	72.7	115.5	153.2	169.6	184.8	133.3
Overall FAR:		2.33	3.29	4.21	4.59	4.93	3.76

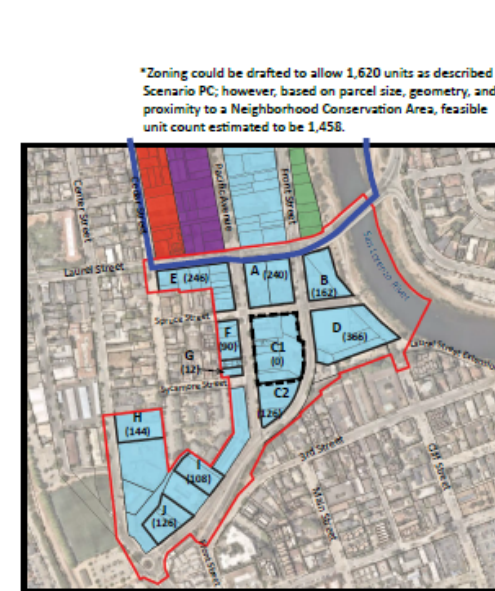
		Parcels E-J					
		Baseline	Scenario 1	Scenario 2	Scenario 3	Scenario 3.1	Scenario PC
Total Gross Floor Area:	(square feet)	523,000	602,000	662,000	675,000	675,000	832,000
Total Commercial Area:	(square feet)	19,000	20,000	20,000	20,000	20,000	20,000
Total Net Residential Area:	(square feet)	332,000	377,000	426,000	436,000	436,000	287,000
Total Unit Count:	(units)	444	489	552	564	564	726
Overall Density:	(units / acre)	111.4	122.8	138.6	141.6	141.6	182.3
Overall FAR:		3.01	3.47	3.82	3.89	3.89	4.80

# Proposed Building Height Limit for Development Scenario Analysis (Feet)

50	120 Foot Flex Zone
70	160 Foot Flex Zone
75	200 Foot Flex Zone
75, 85	



Scenario 3.1



Scenario PC\*

\*Zoning could be drafted to allow 1,620 units as described by Scenario PC; however, based on parcel size, geometry, and proximity to a Neighborhood Conservation Area, feasible unit count estimated to be 1,458.

## ALTERNATIVE DEVELOPMENT SCENARIOS

### SANTA CRUZ DOWNTOWN PLAN EXPANSION

#### Notes:

1. "Total Gross Floor Area" includes all building area above grade, including parking.
2. "Total Net Residential Area" assumes 80% efficiency for residential floors.
3. Baseline Scenario Assumptions:

- Commercially-zoned parcels to be developed at 3.5 FAR
- Residentially-zoned parcels to be developed at 3.0 to 3.5 (R-H) units per acre

#### 4. Development Scenario Assumptions:

- +/- 750 sf of average unit size
- 40' deep ground level building area surrounds at-grade parking
- 40% of ground level building area to be commercial uses; the remainder will be residential lobby, support, mechanical, and utility space

DAHLIN

JOB NO. 1680.001

DATE 06-09-2022

5865 Owens Drive

Pleasanton, CA 94588

925-251-7200

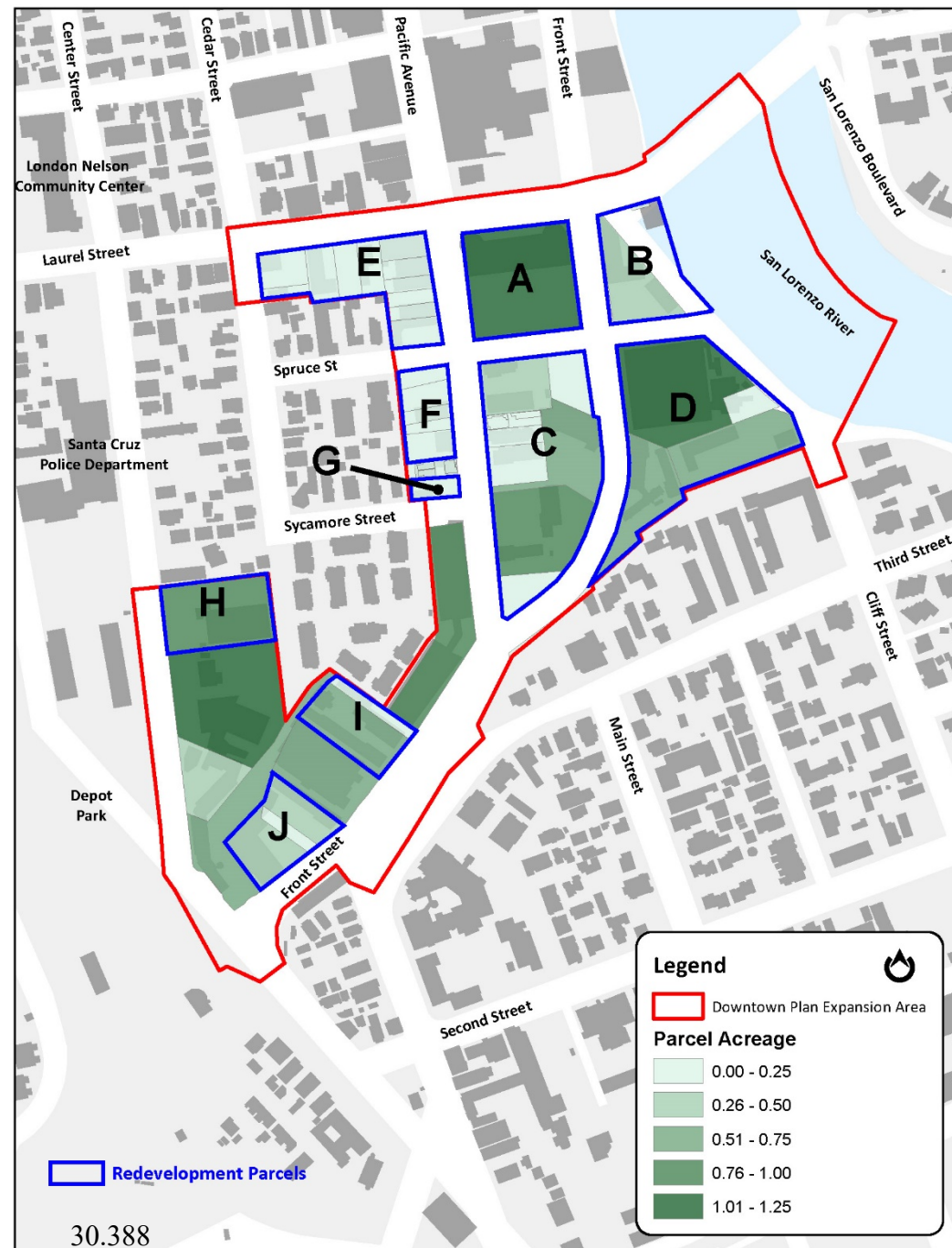




# Redevelopment Parcels

Total Area = ~ 29 acres

Total Developable  
Area = ~ 15 acres



# Height and Density Controls

- Current Inclusionary qualifies all developments for Density Bonus
- Heights could be capped through a Developer's Agreement (DA), to set lower base density/height
  - DA Requires willing partner
  - Allows for community benefits to be included
- If no DA, assume Density Bonus

# Scenario PC

Total Building Area	1,929,000
Net Commercial Area	59,000
Net Residential Area	1,238,000
Residential Units	1,620 *
Density (units/acres)	151.6
Floor Area Ratio	4.14

\* Feasibility indicates 1,458 more likely

Study Area

Downtown Plan Area

Arena Development Parcel

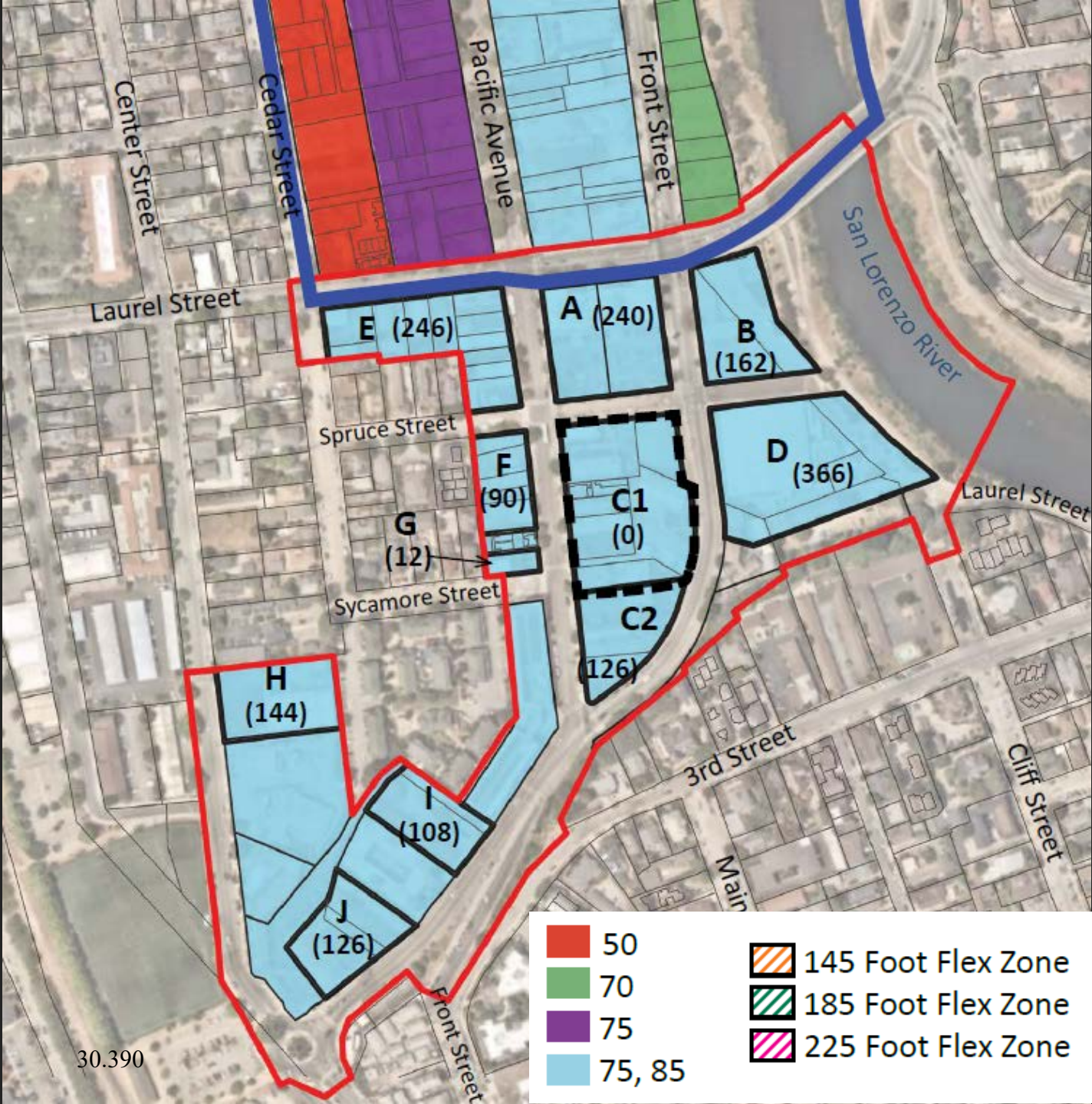
Redevelopment Parcels

X

Redevelopment Parcel ID

(xxx)

Unit Allocation per Parcel

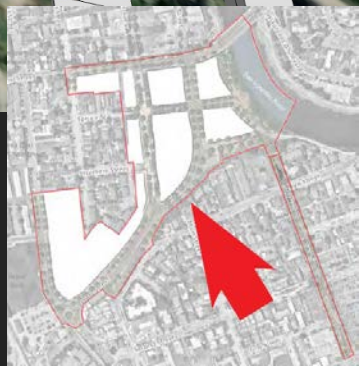




# Scenario PC

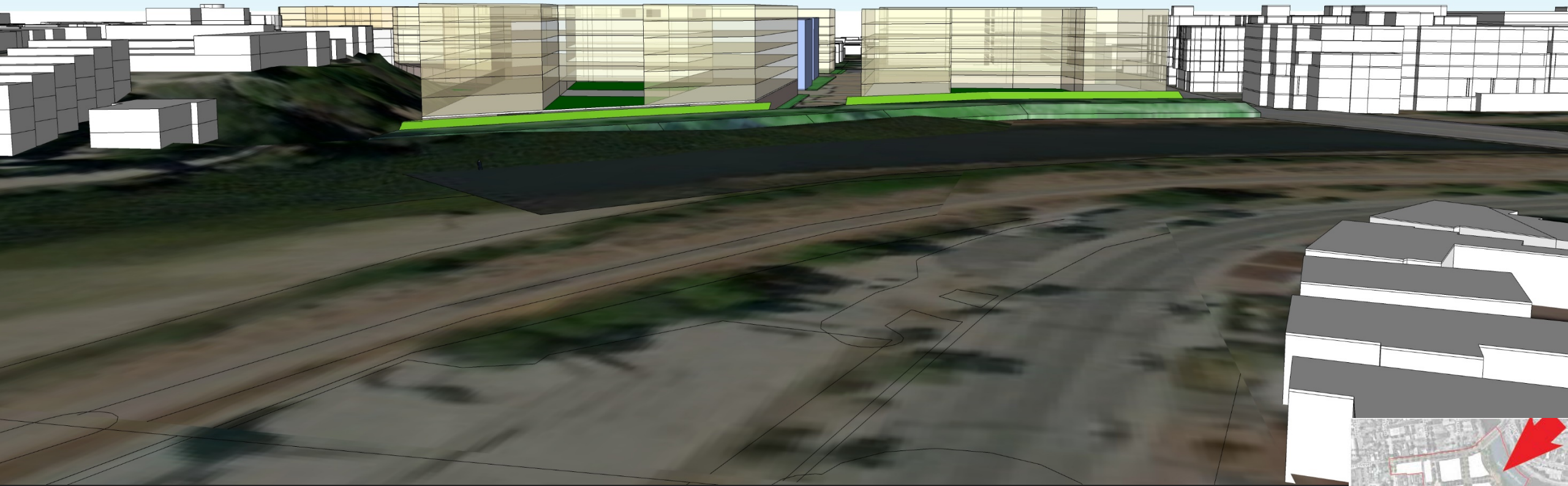


Aerial View Looking Northwest





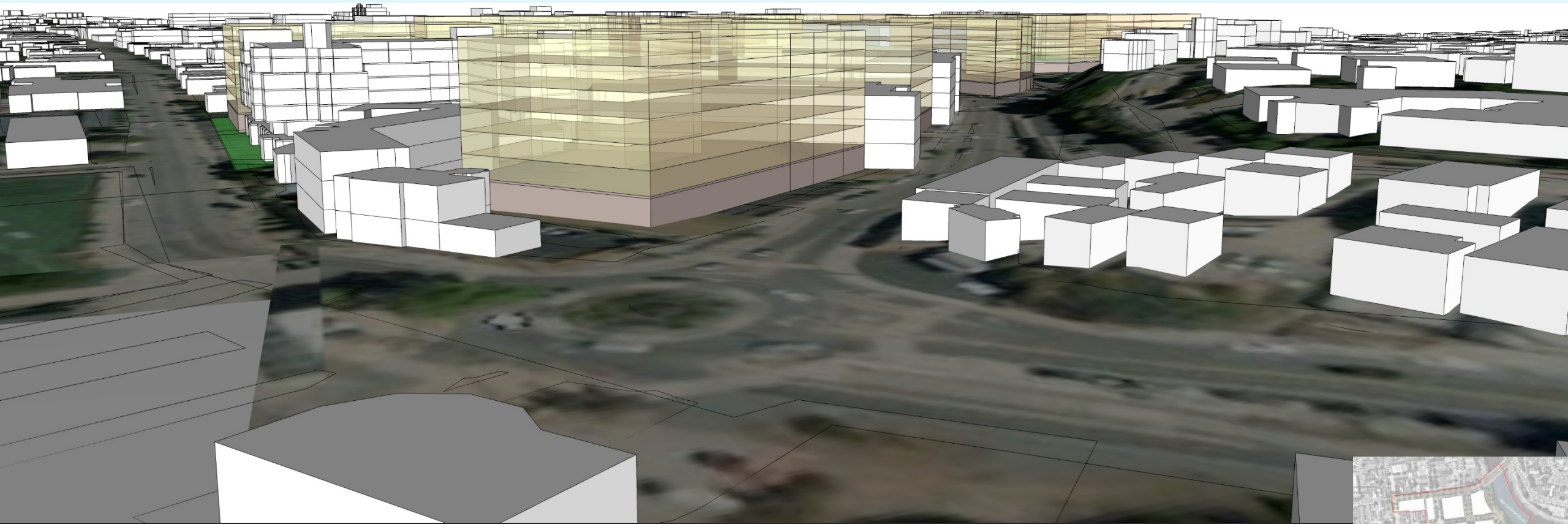
# Scenario PC



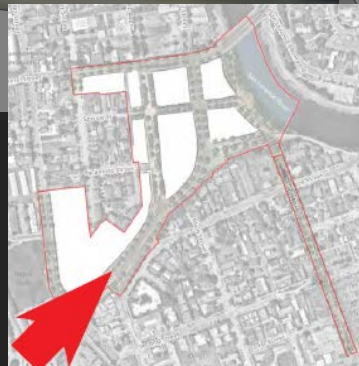
View Looking Southwest Across  
the San Lorenzo River



# Scenario PC

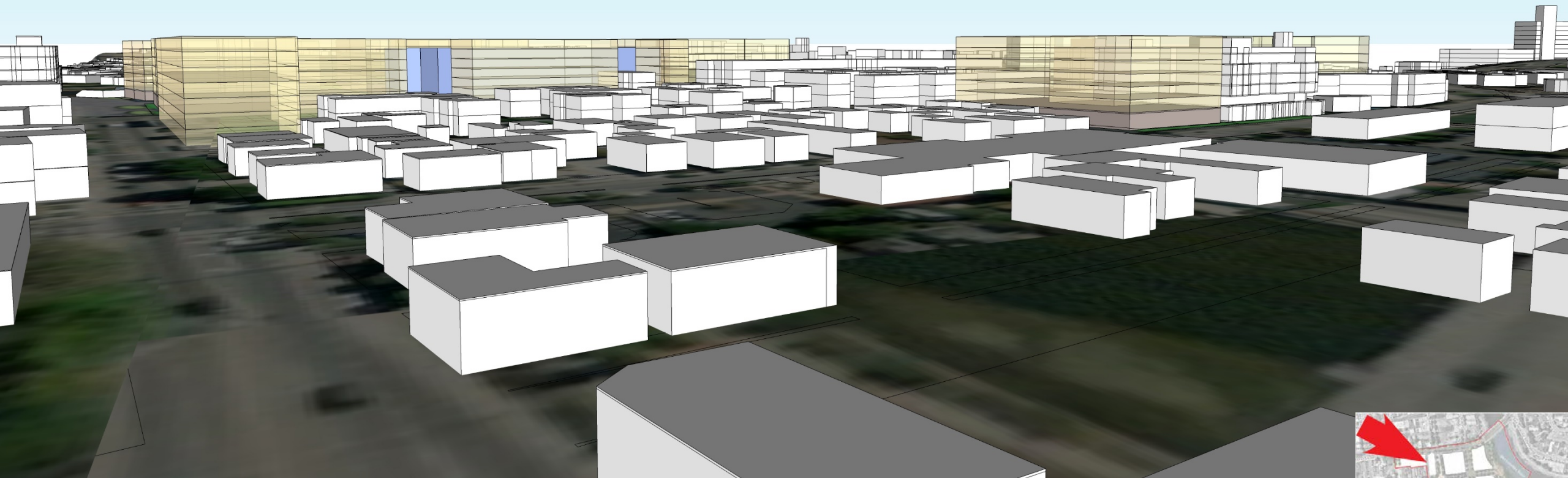


View Looking Northeast from  
Pacific Avenue Roundabout

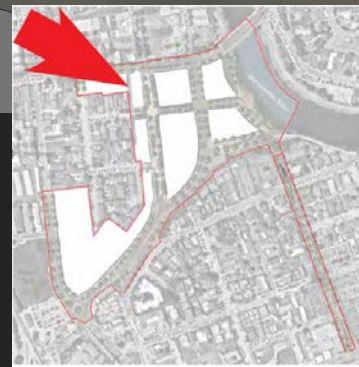




# Scenario PC



View Looking Southeast from  
Laurel Street



# Scenario PC Summary

- Laurel Street Extension timing
- Max. height proposal is more restrictive than the current Downtown Plan
- Site constraints and construction feasibility would result in 1,458 total units (894 in Blocks A-D)
- Could require rezoning outside of the downtown to meet RHNA requirements
- Flat skyline



# Scenario 3.1

Total Building Area	2,116,000
Net Commercial Area	59,000
Net Residential Area	1,387,000
Residential Units	1,803
Density (units/acres)	168.7
Floor Area Ratio	4.55

Study Area

Downtown Plan Area

Arena Development Parcel

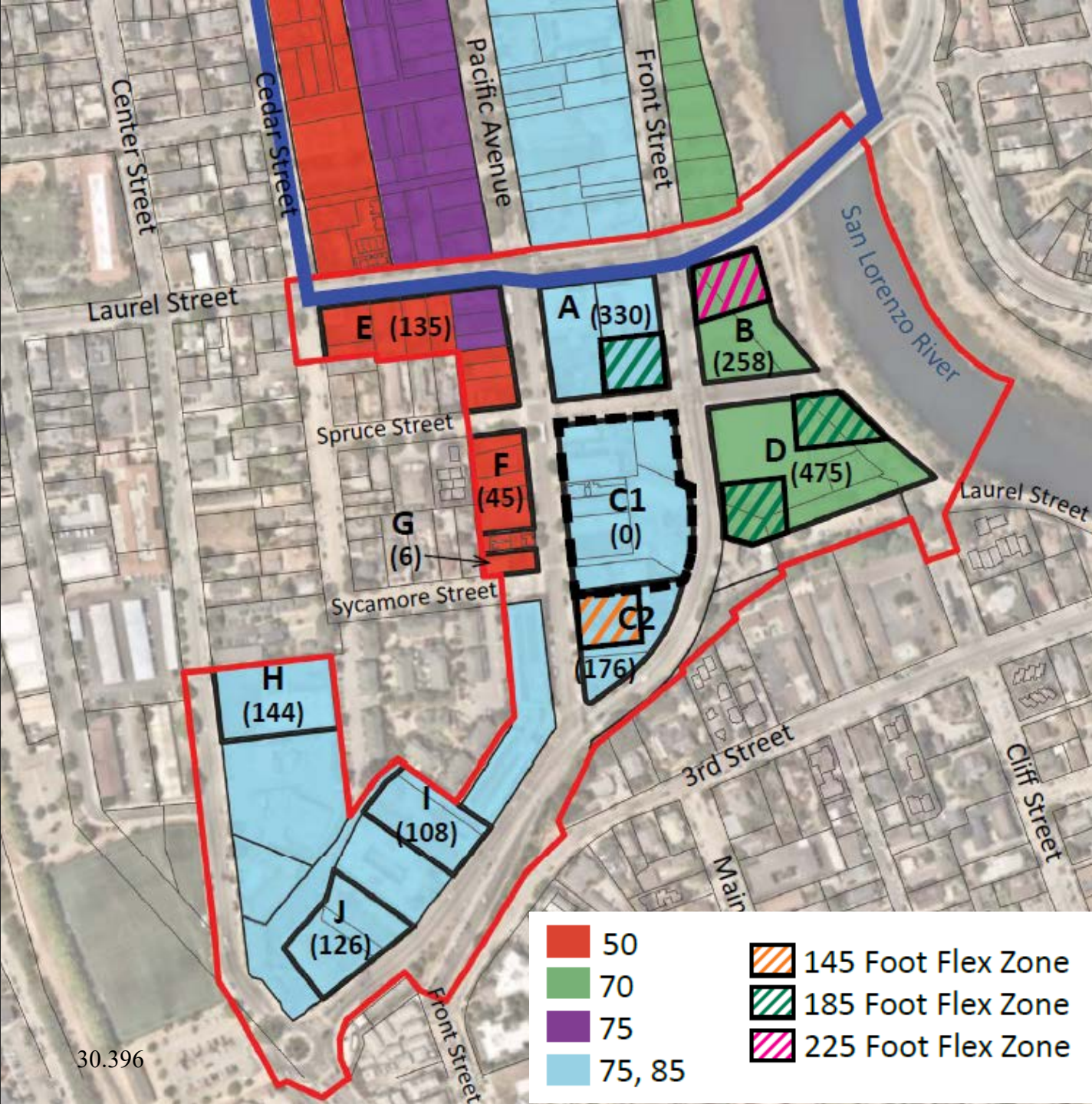
Redevelopment Parcels

X

Redevelopment Parcel ID

(xxx)

Unit Allocation per Parcel





# Scenario 3.1

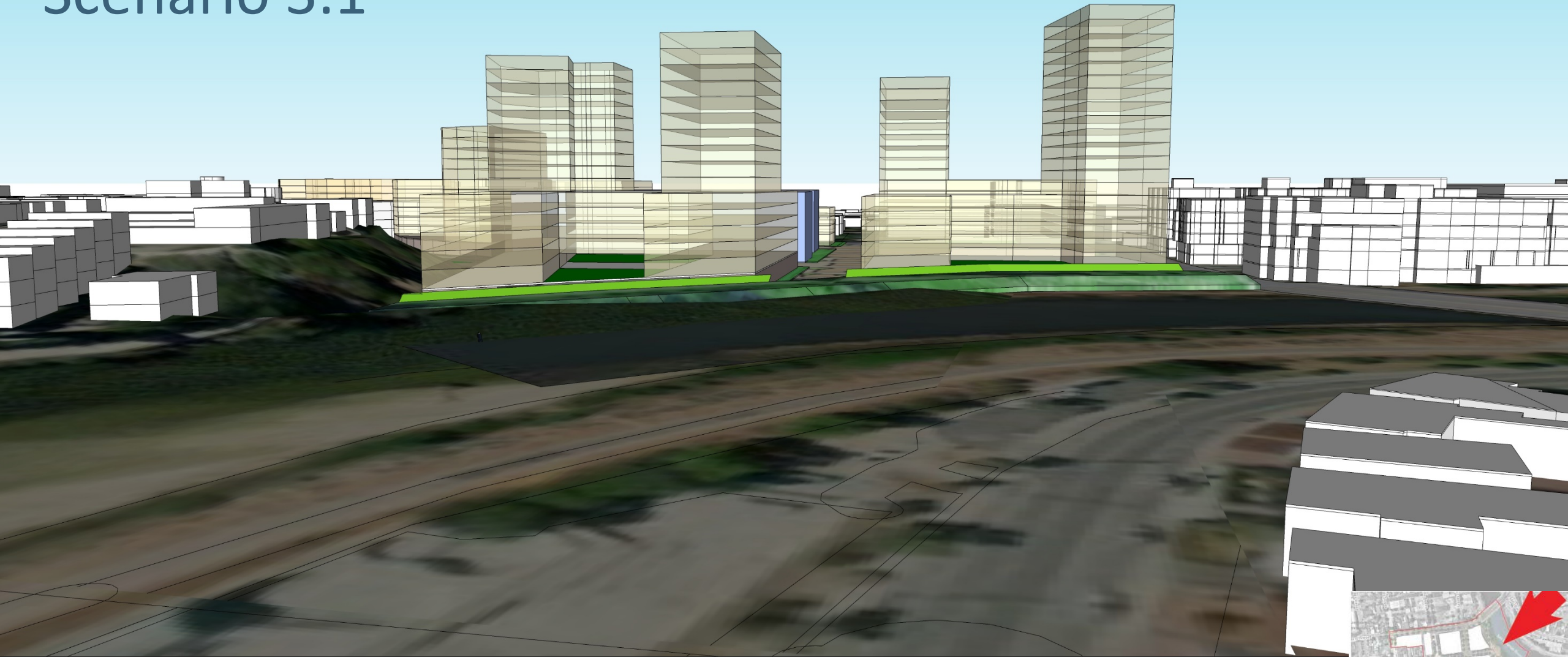


Aerial View Looking Northwest





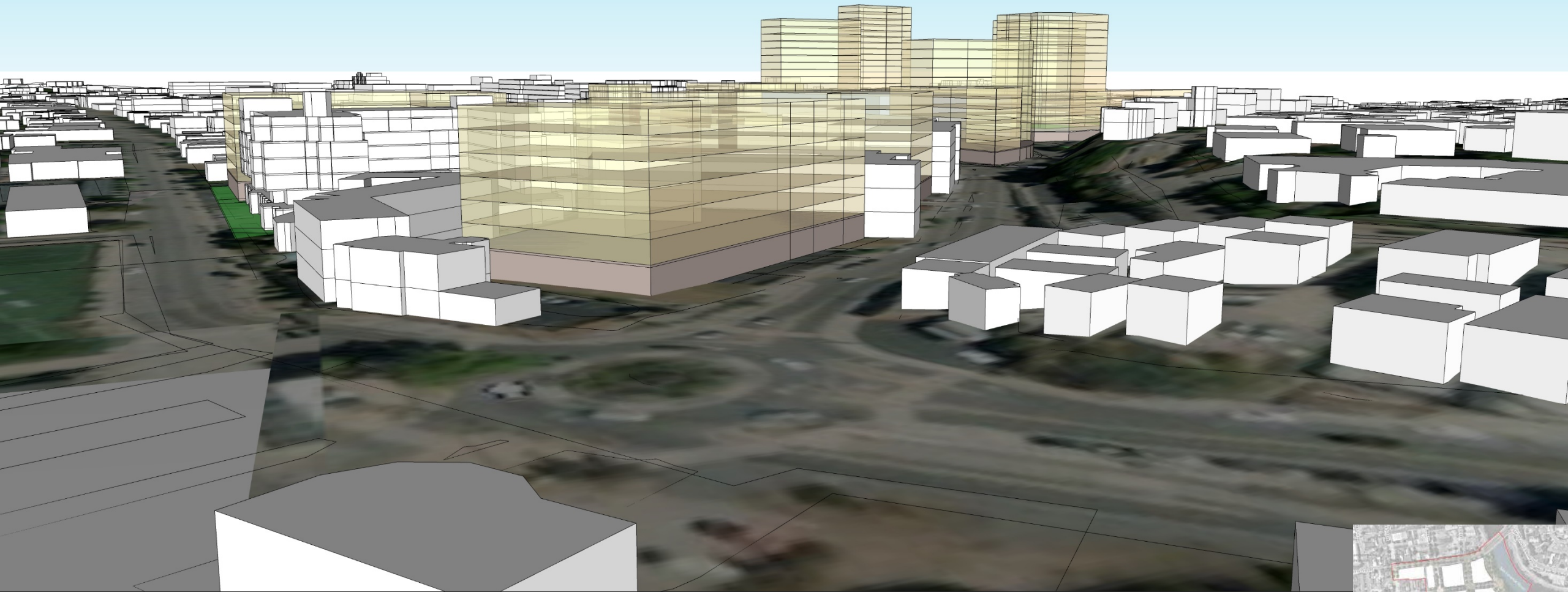
# Scenario 3.1



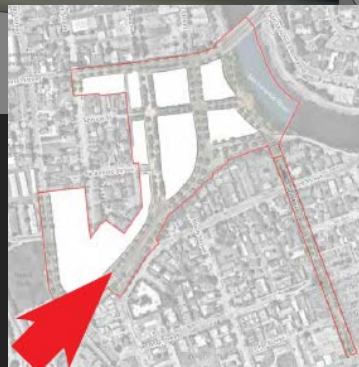
View Looking Southwest Across  
the San Lorenzo River



# Scenario 3.1

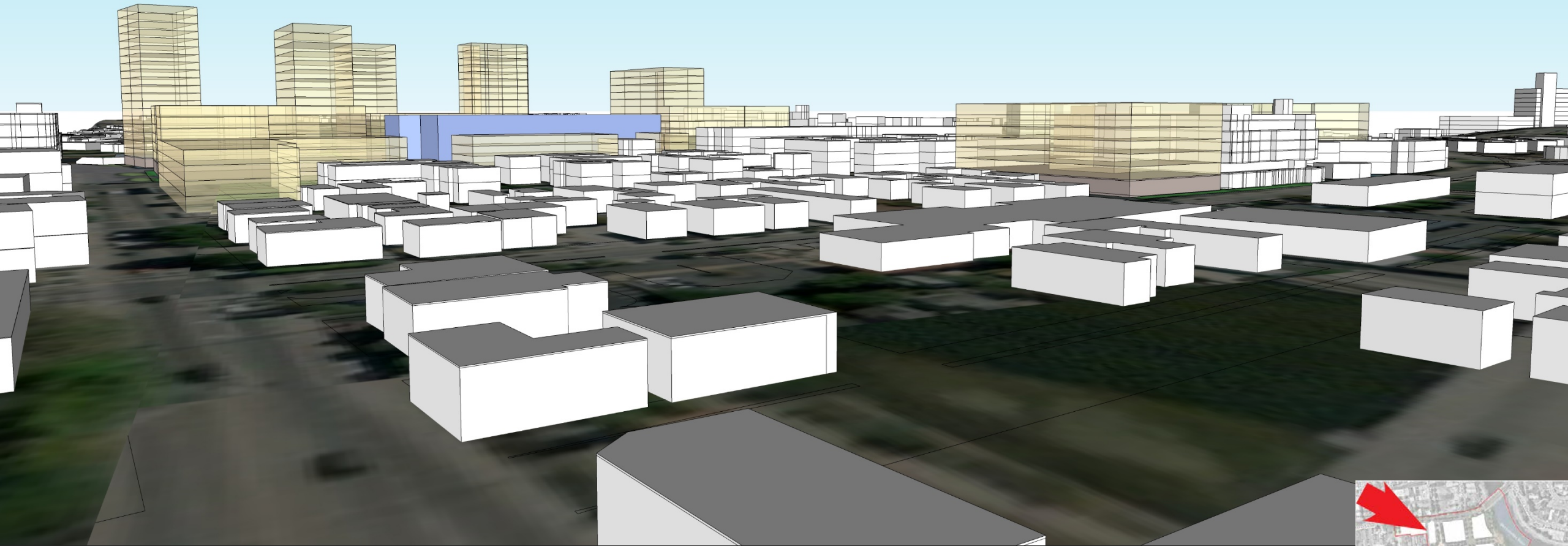


View Looking Northeast from  
Pacific Avenue Roundabout





# Scenario 3.1



View Looking Southeast from  
Laurel Street





Pacific Avenue

Front Street

30.401

Levee

RIVER

## Scenario 3.1 Summary

- More housing units (1,800 total and 1,239 in Blocks A-D)
- Stepped down heights (river to residential)
- Variation in skyline that supports placemaking and wayfinding
- Provides better financial incentives for streetscape and civic improvements

# Staff Recommendation

- Proposed Circulation & Realignment
- Beach Connectivity via Cliff Street
- Building Heights
- # of Housing Units
- Arena Location
- Civic Spaces

# Staff Recommendation

Motion to direct staff to initiate work on an EIR based on development Scenario 3.1 and associated circulation and civic improvements.

# Staff Recommendation

Motion to direct staff to initiate work on an Environmental Impact Report (EIR) relating to the area identified for expansion of the boundary of the Downtown Plan, and provide that the preferred development scenario include the following: a minimum of 1,800 housing units; maximum heights of 225 feet for one taller building element, 185 feet for three taller elements, and 145 feet of one taller element, with each height being inclusive of anticipated height increases associated with a 50% density bonus and with the taller building elements comprising only a portion of shorter podium building forms; an option for auto circulation including the permanent closure of Spruce Street east of Pacific Avenue; the creation of new civic space in the closed Spruce Street right of way; enhanced pedestrian connections between the Downtown and the beach; and options for the location of a permanent arena facility for the Santa Cruz Warriors, with a preferred location being on the south side of Spruce Street between Pacific Avenue and Front Street.



# Questions & Discussion





# Scenario 2

Total Building Area	1,893,000
Commercial Area	59,000
Residential Area	1,209,000
Residential Units	1,579
Density (units/acres)	147.7
Floor Area Ratio	4.07

Study Area

Downtown Plan Area

Arena Development Parcel

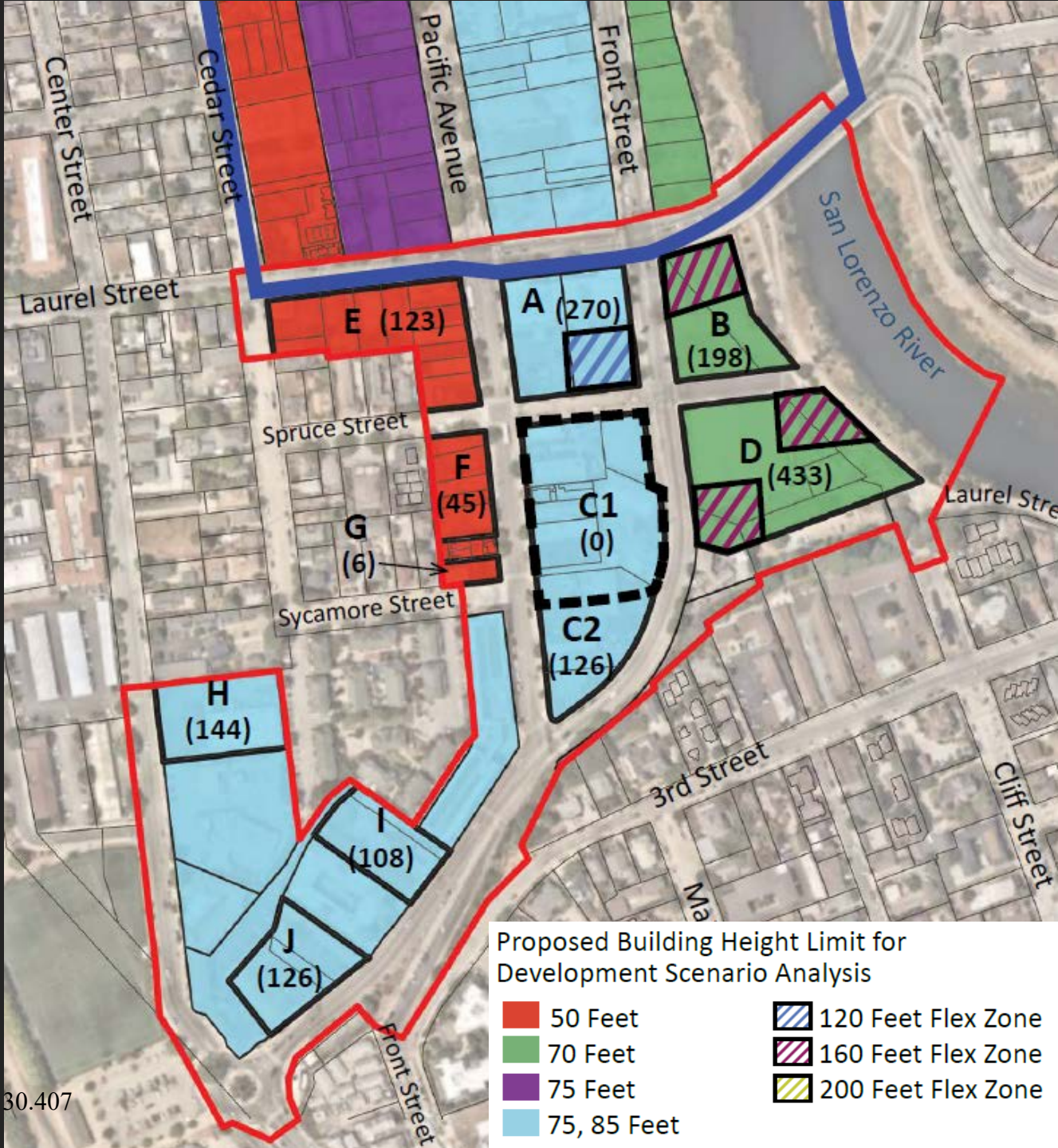
Redevelopment Parcels

X

Redevelopment Parcel ID

(xxx)

Unit Allocation per Parcel



Proposed Building Height Limit for  
Development Scenario Analysis

50 Feet

70 Feet

75 Feet

75, 85 Feet

120 Feet Flex Zone

160 Feet Flex Zone

200 Feet Flex Zone



# Scenario 3

Total Building Area	2,016,000
Commercial Area	59,000
Residential Area	1,307,000
Residential Units	1,701
Density (units/acres)	159.2
Floor Area Ratio	4.33

Study Area

Downtown Plan Area

Arena Development Parcel

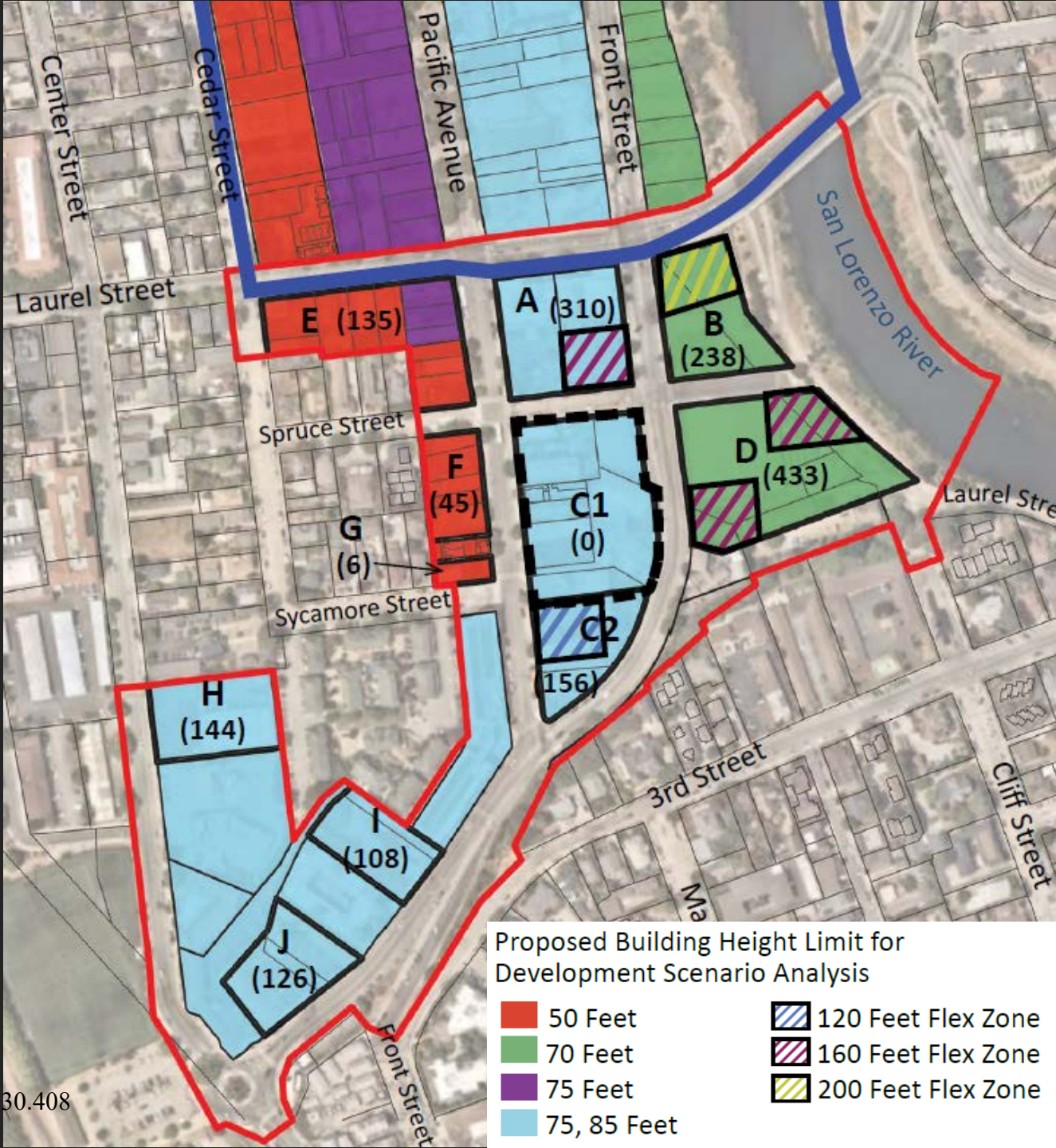
Redevelopment Parcels

X

Redevelopment Parcel ID

(xxx)

Unit Allocation per Parcel





## INFORMATION REPORT

### COUNCIL MEETING

6/14, 2022

DATE: May 12, 2022

TO: City Manager

DEPARTMENT: Finance

SUBJECT: Portfolio Management Report – Pooled Cash and Investments as of April 30, 2022

APPROVED:

DATE:

05.26.22

Attached is the Portfolio Management Report for the City's internal investment pool as of April 30, 2022. The Finance Department will continue to provide a separate expanded summary report of market conditions and current investment activity at the end of each quarter.

The report provides information about how most funds held by the City are pooled and invested. It includes charts and graphs that reflect the investment distribution by issuer, pooled portfolio by detail, projected cash flow from maturing investments, historical portfolio yields for the investment pool, and yield comparisons with other investment benchmarks. Pooled investments reported here do not include certain unpooled City investments that are required by bond and loan covenants to be held separately. Those unpooled investments are described on a quarterly basis in a separate information report entitled "Portfolio Management Report – Unpooled Cash and Investments."

The majority of the pool is on deposit with the State of California Local Agency Investment Fund (LAIF), which provides a stable, liquid investment vehicle for the City. The City also invests in various federal agency securities. The attachments reflect an interest rate environment in which market rates are rising and the City's average investment yields are improving. The federal government continues to call higher yielding agency investments prior to maturity, and if not needed for current expenditures, these funds are reinvested in new lower rate investments consistent with market conditions. As of April 30, 2022, the City's rate of return, based upon yield to maturity for outstanding investments, is 0.786%.

The Finance Department will continue to review all investments in the pooled cash and investment accounts to ensure that the primary objectives of safety and liquidity are being met, consistent with the City's Investment Policy. Once those requirements are satisfied, staff will strive to maximize the yield on the City's investments.

Prepared by:

Kim Wigley  
Finance Manager

Approved by:

Bobby Magee  
Interim Director of Finance

Attachment: Pooled Investment Report

FN FYI Pooled Cash and Investments - Monthly

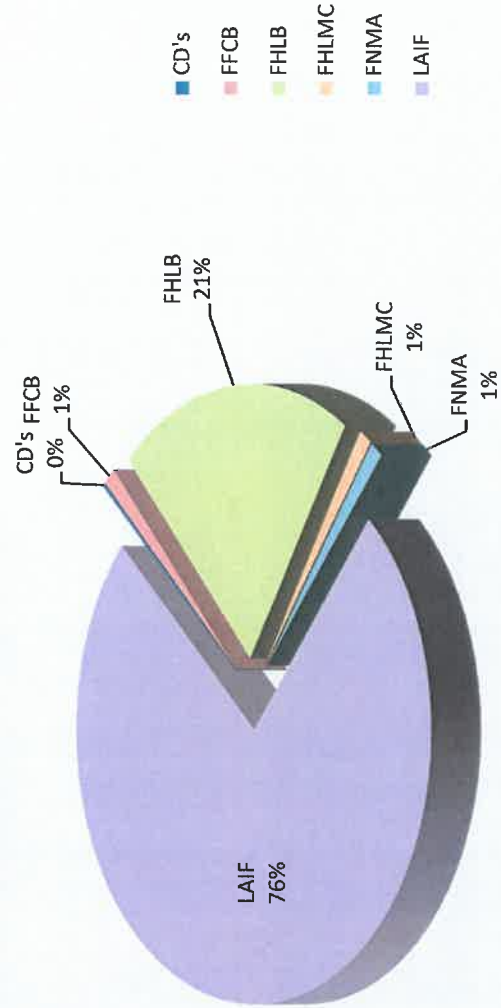
FN FYI 354

City of Santa Cruz  
Santa Cruz Pooled Portfolio Summary  
As of 4/30/2022

Issuer	Par Value	Market Value	Cost	Days To Call/ Maturity	Yield to Maturity @ Cost	% of Portfolio
Local Financial Institution Certificates of Deposit	308,168.63	308,168.63	308,168.63	222	0.539	0.17%
Federal Farm Credit Bank (FFCB Bond)	2,000,000.00	2,003,360.00	2,000,000.00	76	1.600	1.10%
Federal Home Loan Bank (FHLB Bond)	38,025,000.00	36,266,381.00	37,864,950.00	227	1.582	20.95%
Federal Home Loan Mortgage Corporation (FHLMC Bond)	2,000,000.00	1,996,420.00	2,000,000.00	89	3.030	1.10%
Federal National Mortgage Association (FNMA Bond)	2,000,000.00	1,857,240.00	2,000,000.00	27	0.650	1.10%
Local Government Investment Pool (LAIF)	137,185,971.06	135,643,114.26	137,185,971.06	1	0.523	75.58%
<b>Total / Average</b>	<b>181,519,139.69</b>	<b>178,074,683.89</b>	<b>181,359,089.69</b>	<b>51</b>	<b>0.786</b>	<b>100.00%</b>

Earnings	Month Ending 4/30/22	Fiscal Year To Date
Interest/Dividends	214,061.27	722,147.22

Portfolio Holdings - Distribution by Issuer

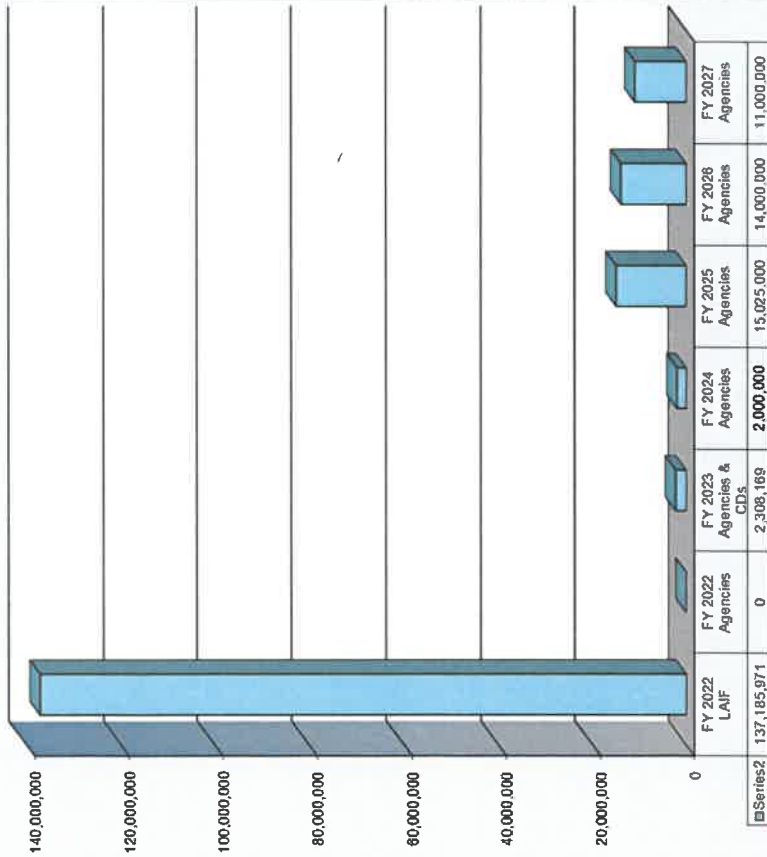




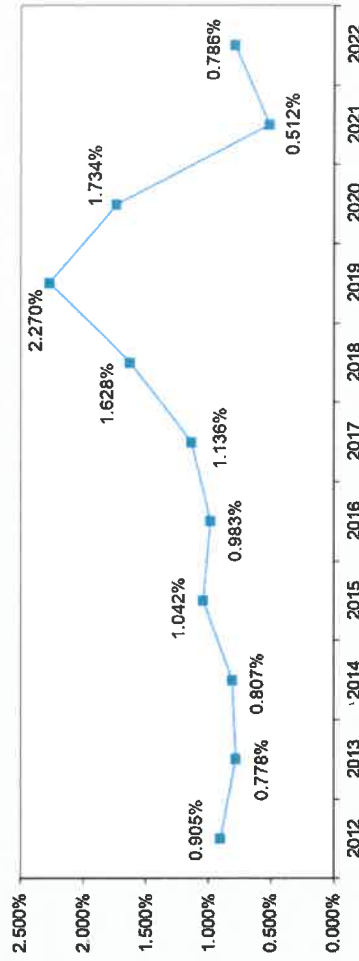
Issuer	Description	CUSIP/Ticker	Coupon Rate	Maturity Date	Next Call Date	Face Amount/Shares	Market Value	Cost Value	Days To Call/Maturity	YTM @ Cost
Certificate Of Deposit										
Comerica Bank	Comerica Bank 0.2 12/14/2022	CD-CB05	0.200	12/14/2022		101,008.99	101,008.99	101,008.99	228	0.200
Santa Cruz County Bank	Santa Cruz County Bank 0.4 12/1/2022	CD-SCCB05	0.400	12/1/2022		102,029.72	102,029.72	102,029.72	215	0.400
Santa Cruz County Bank	Santa Cruz County Bank 1 12/9/2022	CD-SCCB06	1.000	12/9/2022		105,129.92	105,129.92	105,129.92	223	1.000
Sub Total / Average	Certificate Of Deposit		0.539			308,168.63	308,168.63	308,168.63	222	0.539
FFCB Bond										
FFCB	FFCB 1.6 7/15/2022	3133ELHU1	1.600	7/15/2022		2,000,000.00	2,003,360.00	2,000,000.00	76	1.600
Sub Total / Average	FFCB Bond		1.600			2,000,000.00	2,003,360.00	2,000,000.00	76	1.600
FHLB Bond										
FHLB	FHLB 0.45 8/26/2024-21	3130ANLQ1	0.450	8/26/2024	5/26/2022	2,000,000.00	1,902,260.00	2,000,000.00	26	0.450
FHLB	FHLB 0.56 1/29/2025-21	3130ANEV8	0.560	1/29/2025	7/29/2022	2,000,000.00	1,879,640.00	2,000,000.00	90	0.560
FHLB	FHLB 0.6 12/30/2024-21	3130AMY97	0.600	12/30/2024	6/30/2022	2,000,000.00	1,894,320.00	2,000,000.00	61	0.600
FHLB	FHLB 0.65 3/28/2025-21	3130AMXG2	0.650	3/28/2025	6/28/2022	2,000,000.00	1,876,200.00	2,000,000.00	59	0.650
FHLB	FHLB 0.7 8/26/2025-22	3130ANPE4	0.700	8/26/2025	8/26/2022	1,000,000.00	929,350.00	1,000,000.00	118	0.700
FHLB	FHLB 0.9 8/27/2026-23	3130ANQ78	0.900	8/27/2026	2/27/2023	2,000,000.00	1,829,860.00	1,883,540.00	303	2.286
FHLB	FHLB 1 3/30/2026-21	3130ALU85	1.000	3/30/2026	6/30/2022	5,000,000.00	4,666,300.00	5,000,000.00	61	1.000
FHLB	FHLB 1 6/30/2026-21	3130AMWU2	1.000	6/30/2026	6/30/2022	2,000,000.00	1,857,340.00	2,000,000.00	61	1.000
FHLB	FHLB 1.03 7/7/2026-22	3130AN3K4	1.030	7/7/2026	7/7/2022	2,000,000.00	1,858,860.00	2,000,000.00	68	1.030
FHLB	FHLB 1.1 1/13/2025-23	3130AQGT4	1.100	1/13/2025	1/13/2023	1,000,000.00	952,430.00	984,410.00	258	1.660
FHLB	FHLB 1.4 8/28/2024-23	3130ACUW1	1.400	8/28/2024	2/28/2023	1,000,000.00	967,920.00	995,000.00	304	1.806
FHLB	FHLB 1.7 2/24/2025-23	3130AQWY5	1.700	2/24/2025	2/24/2023	1,025,000.00	996,341.00	1,025,000.00	300	1.700
FHLB	FHLB 2 8/17/2025-23	3130AR3C3	2.000	8/17/2025	3/17/2023	2,000,000.00	1,946,620.00	2,000,000.00	321	2.000
FHLB	FHLB 2 9/30/2025-22	3130AR7M7	2.000	9/30/2025	9/30/2022	2,000,000.00	1,951,240.00	2,000,000.00	153	2.000
FHLB	FHLB 2.25 2/24/2027-23	3130AQYA5	2.250	2/24/2027	2/24/2023	2,000,000.00	1,932,120.00	2,000,000.00	300	2.250
FHLB	FHLB 2.6 3/30/2027-23	3130ARF55	2.600	3/30/2027	3/30/2023	2,000,000.00	1,954,320.00	2,000,000.00	334	2.600
FHLB	FHLB 2.61 4/26/2024-23	3130ARPN5	2.610	4/26/2024	4/26/2023	2,000,000.00	1,994,360.00	2,000,000.00	361	2.610
FHLB	FHLB 3 4/29/2026-24	3130ARN80	3.000	4/29/2026	4/29/2024	2,000,000.00	1,982,960.00	2,000,000.00	730	3.000
FHLB	FHLB Step 1/26/2027-24	3130ACMX8	1.125	1/26/2027	1/26/2024	2,000,000.00	1,898,160.00	1,977,000.00	636	1.929
FHLB	FHLB Step 4/28/2027-23	3130ARPG0	3.000	4/28/2027	4/28/2023	1,000,000.00	995,780.00	1,000,000.00	363	3.623
Sub Total / Average	FHLB Bond		1.435			38,025,000.00	36,266,381.00	37,864,950.00	227	1.582
FHLMC Bond										
FHLMC	FHLMC 3.03 4/28/2025-22	3134GXQP2	3.030	4/28/2025	7/28/2022	2,000,000.00	1,996,420.00	2,000,000.00	89	3.030
Sub Total / Average	FHLMC Bond		3.030			2,000,000.00	1,996,420.00	2,000,000.00	89	3.030
FNMA Bond										
FNMA	FNMA 0.65 8/27/2025-21	3136G4S87	0.650	8/27/2025	5/27/2022	2,000,000.00	1,857,240.00	2,000,000.00	27	0.650
Sub Total / Average	FNMA Bond		0.650			2,000,000.00	1,857,240.00	2,000,000.00	27	0.650
Local Government Investment Pool - Quarterly										
LAIF	LAIF LGIP-Quarterly	LAIFCOVID	0.523	N/A	N/A	7,012,936.52	6,934,065.80	7,012,936.52	1	0.523
LAIF	LAIF LGIP-Quarterly	LAIF	0.523	N/A	N/A	64,676,031.76	63,948,655.23	64,676,031.76	1	0.523
LAIF	LAIF LGIP-Quarterly	LAIFRDA	0.523	N/A	N/A	65,497,002.78	64,760,393.23	65,497,002.78	1	0.523
Sub Total / Average	Local Government Investment Pool - Quarterly		0.523			137,185,971.06	135,643,114.26	137,185,971.06	1	0.523
Total / Average			0.754			181,519,139.69	178,074,683.89	181,359,089.69	51	0.786



**Projected Cash Flow from Maturing Investments**



**Historical Portfolio Yields  
At April Month End**



**Benchmark and Portfolio Yields**

